
Part X

Conservation Element

San Diego County General Plan

Adopted
December 10, 1975
Amended
April 17, 2002
GPA 01-01

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CERTIFICATE OF ADOPTION

I hereby certify that this is the text of the **Conservation Element**, which consists of three maps and this text, and that it is a part of the San Diego County General Plan, Section 1, Part X as amended by General Plan Amendment (GPA) 01-01, and that it was considered by the San Diego County Planning Commission on the 8th day of March 2002.

David B. Kreitzer, Chairman

Attest: _____
Gary L. Pryor, Secretary

I hereby certify that this is the text of the **Conservation Element**, which consists of three maps and this text, and that it is a part of the San Diego County General Plan, Section 1, Part X, as amended by General Plan Amendment (GPA) 01-01, and that it was approved by the San Diego County Board of Supervisors on the 17th day of April 2002.

Ron Roberts, Chairman

Attest: _____
Thomas J. Pastuszka, Clerk of the Board

Text

Adopted on December 10, 1975, as part of GPA 75-02
Latest Amendment April 17, 2002, as part of GPA 01-01

A complete history of the amendments to this Element, both maps and text, is available at the Department of Planning and Land Use.

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ACKNOWLEDGEMENTS

This document has been prepared by the Conservation Element Subcommittee of the Citizen's Committee on the General Plan with the assistance of County staff. The members of this subcommittee have given long hours and the benefit of their expertise to the preparation of the Conservation Element. The subcommittee wishes to take this opportunity to express its appreciation for the work and patient guidance of the staff of the Planning Department and the Office of Environmental Management.

CONSERVATION ELEMENT SUBCOMMITTEE MEMBERS

Harriet Allen, Chairman
Ed Backus, Vice Chairman
George Anderlohr
B. Carl Bossard
Lois Ewen
Richard Hagen
Auren Pierce

PERSONS AND ORGANIZATIONS CONSULTED

CITIES

CARLSBAD: City Manager and Planning Director
CHULA VISTA: City Manager and Planning Director
CORONADO: City Manager and Planning Director
DEL MAR: City Manager and Planning Director
EL CAJON: City Manager and Planning Director
ESCONDIDO: City Manager and Planning Director
IMPERIAL BEACH: City Manager and Planning Director
LA MESA: City Manager and Planning Director
NATIONAL CITY: City Manager and Planning Director
OCEANSIDE: City Manager and Planning Director
SAN DIEGO: City Manager and Planning Director, and Environmental Quality
Department
SAN MARCOS: City Manager and Planning Director
VISTA: City Manager and Planning Director

OTHER COUNTY AGENCIES AND DEPARTMENTS

GENERAL ADMINISTRATION - Chief Administrative Officer, County Counsel, and
Environmental Development Agency Advisory Board
FISCAL AGENCY - Assessor
HEALTH CARE AGENCY - Department of Public Health
LAW AND JUSTICE AGENCY - Sheriff
PROGRAM DEVELOPMENT AGENCY - Organizations and Programs
PUBLIC WORKS AGENCY - County Engineer and Sanitation and Flood Control
SPECIAL PUBLIC SERVICES AGENCY - Department of Agriculture, Office of
Emergency Services, Office of Fire Services Coordinator, Department of
Parks and Recreation, and Park Development Division

OTHER ORGANIZATIONS

American Institute of Architects, San Diego Section
American Institute of Planners, San Diego Section
American Society of Landscape Architects, San Diego Section
California Council of Civil Engineers and Land Surveyors, San Diego Section AFL-CIO
Operating Engineers, Local Union #12; Alcor Engineering; Inter-City Engineers; Norris
Leudtke; Samuel Safino; and Woodward-Gizienski and Associates
California Department of Conservation, Division of Forestry
California Department of Employment Development
California Department of Fish and Game

California Regional Water Quality Control Boards: San Diego Region and
Colorado River Basin Region
California Wildlife Conservation Board
Camp Pendleton Natural Resources Office
Citizens Coordinate for C-3: Olive Wehbring
Cleveland National Forest
Community Plan Executive Committee Chairman
Comprehensive Planning Organization: Ruth Potter
Construction Industry Coordinating Council
County Fire Warden: John Morrow
Engineering-Science Incorporated: Richard Deussen
Environmental Action Council: Helen Scantlin
Fire Prevention Advisory Committee
Greater Mountain Empire Resource Conservation District
Imperial County Planning Department
James Montgomery Consulting Engineers, Inc.: Bill Moser
League of Women Voters, San Diego County: Mignon Bowen
Local Agency Formation Commission
Mountain Defense League: Byron Lindsay
Natural History Museum: Joseph Jehl
Orange County Planning Department
Palomar Observatory: Taris Kiceniuk
Ramona-Julian Resource Conservation District
Riverside County Planning Department
San Diegans, Inc.
San Diego Audubon Society
San Diego Building Contractors Association
San Diego Coast Regional Commission
San Diego Farm Bureau
San Diego County Rock Producers Association: William Walker; Dehesa Sand
Plant, H.G. Fenton Material Co., Woodward Sand and Material Co.
San Diego County Water Authority
San Diego Ecology Centre
San Diego Gas & Electric Company: Jay Barnett
San Diego State University: Astronomy, Biology, and Geology Departments
San Diego Taxpayers Association
San Diego Unified Port District
Santa Margarita-San Luis Rey Watershed Planning Agency: Col. Ace Bowen
Sierra Club, San Diego Chapter
Soil Conservation Service: Vic Smothers
Solana Beach Town Council
University of California, Scripps Institution of Oceanography
Upper San Luis Rey Resource Conservation District

WATER AND/OR SEWER DISTRICTS

Alpine Highlands Water District
City of Escondido, Public Works Department
Fallbrook Public Utility District
Helix Water District
Lakeside Irrigation District
Leucadia County Water District
Olivenhain Municipal Water District
Otay Municipal Water District
Pomerado County Water District
Poway Municipal Water District
Rainbow Municipal Water District
Ramona Municipal Water District
Rincon Del Diablo Municipal Water District
Riverview Water District
San Luis Rey Municipal Water District
Santa Fe Irrigation District
Santee County Water District
Vista Irrigation District

CHAPTER 1

INTRODUCTION

PURPOSE

The purpose of this Conservation Element is to identify and describe the natural resources of San Diego County and prepare policies and action programs to conserve these resources. This Element includes an index map showing the location of major deposits of aggregate and a map of Resource Conservation Areas for the County.

This document is intended to fulfill the requirements of Government Code Section 65302(d), which states that each city and County must prepare:

"A Conservation Element for the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers, and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the Conservation Element including water shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the County or City for which the plan is prepared. The Conservation Element may also cover:

1. The reclamation of land and waters.
2. Flood control.
3. Prevention and control of the pollution of streams and other waters.
4. Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
5. Prevention, control, and correction of the erosion of soils, beaches, and shores.
6. Protection of watersheds.
7. Protection of rock, sand and gravel resources."

RELATIONSHIP TO STATE LAW

The State Guidelines were used in the preparation of this Element. See Appendix H. This Conservation Element presents each locally significant subject in a separate chapter. The following shows the relationship of the County Conservation Element to the requirements of the State law:

San Diego County
Conservation Element

State Law
Requirements

Chapter 3 - Water

Water and its hydraulic force, rivers and other waters

Chapter 4 - Vegetation and
Wildlife Habitat

Forests, wildlife and
fisheries

Chapter 5 - Minerals

Minerals

Chapter 6 - Soil

Soil

Chapter 7 - Astronomical Dark Sky

Other natural resources

Chapter 8 - Cultural Sites

Other natural resources

Harbors are not included in this Element because none exist within the County's jurisdiction.

As required by State law, the Water chapter was prepared in coordination with the San Diego County Water Authority, the County Department of Sanitation and Flood Control, and the County Department of Public Health. The remaining chapters of this Element were prepared in close coordination with County agencies and other government and nongovernment organizations.

EXPLANATION OF FORMAT

Each chapter of the Conservation Element consists of finding grouped into topics followed by related policies and action programs. For quick reference, the main point of each policy is summarized on the following pages. The page number of each entire policy and related action program is in parentheses.

SUMMARY

GENERAL CONSERVATION

POLICY 1 (X-13)

The San Diego County General Plan will include provisions for the conservation of natural resources.

POLICY 2 (X-14)

San Diego County will monitor and issue a public report on the status of natural resources.

POLICY 3 (X-14)

Maintain an environmental data repository.

POLICY 4 (X-14)

The Resource Conservation Area (RCA) overlay designation, as defined in Policy 2.7 of the Land Use Element, will be applied to appropriate areas throughout the County.

POLICY 5 (X-15)

Because the Resource Conservation Area map may include some areas which do not contain significant resources. Resource Conservation Areas will be adopted, implemented, and precisely delineated through a phased program.

WATER

POLICY 1 (X-22)

Regional estimates of the need for water should be based on population projections and land use derived from the General Plan.

POLICY 2 (X-22)

Decisions regarding the location, size, and timing of service extensions will be in conformance with adopted growth management policies.

POLICY 3 (X-22)

The County shall support programs which assure an adequate supply and quality of water to meet the present and future population needs and to ensure this water is provided in concert with environmental and growth management policies.

POLICY 4 (X-22)

Reduce local reliance on imported water.

POLICY 5 (X-22)

Water distribution systems should be designed and constructed to economically accommodate future use of reclaimed or desalinized water when technologically and economically feasible.

POLICY 6 (X-22)

Conserve groundwater resources in areas where imported water is not available.

POLICY 7 (X-27)

Encourage sewage treatment agencies in the same drainage basin to jointly plan and implement wastewater treatment programs.

POLICY 8 (X-27)

Wastewater discharges shall not adversely affect the beneficial uses of receiving waters.

POLICY 9 (X-27)

Encourage sewage treatment agencies to research and utilize improved technologies and methods of sewage treatment and that the health care agency be requested to find favorable consideration to methods other than ocean outfall and septic tanks.

POLICY 10 (X-27)

Storm drain runoff should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.

POLICY 11 (X-27)

The County will encourage projects which will promote the reclamation and reuse of wastewater.

POLICY 12 (X-27)

The County endorses management principles from the Regional Water Quality Control Board Comprehensive Plans.

POLICY 13 (X-28)

Decisions regarding the location, size, and timing of service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies.

POLICY 14 (X-28)

Prior to the approval of Tentative Maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities.

POLICY 15 (X-28)

Modify regulatory procedures to prevent surface and groundwater pollution which results from failure of subsurface sewage disposal.

POLICY 16 (X-32)

Nonstructural flood protection methods will be used whenever possible for the conservation of floodplains.

POLICY 17 (X-32)

Where nonstructural flood protection methods are not practical because of the value of previous urban development, concrete lined channels will be used only if all other structural methods are infeasible.

POLICY 18 (X-33)

The County will prevent filling or construction in the floodway.

POLICY 19 (X-33)

Setbacks from minor streams shall be required for all new structures. Setback requirements to prevent structures from flooding could be substituted for front or rear yard setbacks.

POLICY 20 (X-33)

The County will retain the present policy and program of delineating floodplains and applying floodplain overlay zoning to them.

POLICY 21 (X-33)

Encourage tax assessments for properties located within floodways to be commensurate with restrictions of permitted uses.

POLICY 22 (X-33)

The County will require flowage easements to be dedicated to the San Diego County Flood Control District at the time of development on all water courses having a tributary drainage area of one or more square miles whenever adequate channel improvements are not provided.

POLICY 23 (X-36)

The County will take those actions which will protect and enhance the San Elijo, Batiquitos, Las Pulgas, and Santa Margarita Lagoons.

POLICY 24 (X-37)

Encourage adequately treated wastewater or imported water at sufficient velocity and volume to flush out the lagoons periodically to enhance lagoon rejuvenation.

POLICY 25 (X-37)

The filling and dredging of tidal marshes, brackish lagoons, estuaries, and sloughs shall not be permitted except as a remedial management technique which would have beneficial impacts on the physical and biological viability of the water body, unless there are significant overriding concerns pursuant to Section 15088 of the Guidelines for implementation of the California Environmental Quality Act (CEQA).

POLICY 26 (X-39)

The County shall attempt to establish regional coordination of water resource management agencies.

VEGETATION AND WILDLIFE

POLICY 1 (X-45)

The County will act to conserve and enhance vegetation, wildlife and fisheries resources.

POLICY 2 (X-46)

San Diego County shall coordinate with appropriate Federal, State and local agencies to conserve areas of rare, endangered, or threatened species.

POLICY 3 (X-46)

The County will use the Environmental Impact Report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.

POLICY 4 (X-47)

Wildlife conservation shall be given a high priority in County park acquisition and development programs.

POLICY 5 (X-47)

San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.

POLICY 6 (X-47)

If a project is determined to have significant adverse impacts on plants or wildlife, an acceptable mitigating measure may be voluntary donation of land or monies for acquisition of land of comparable value to wildlife.

POLICY 7 (X-48)

The County shall establish procedures for acquiring significant wildlife habitats in areas of rapid urban development and areas of projected urban development.

POLICY 8 (X-48)

The County will support legislation which limits the commercial fishing of anchovies to bait fishing in near shore waters.

POLICY 9 (X-52)

When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat.

POLICY 10 (X-53)

San Diego County shall investigate the establishment of public Off-Road Vehicle (ORV) parks and encourage private ORV parks in appropriate locations (same as Soil Category Policy 12).

POLICY 11 (X-53)

Initiate preparation of a regionwide comprehensive fire-fuel management plan.

POLICY 12 (X-53)

The County will attempt to identify, reduce, and eliminate all forms of pollution which adversely impact vegetation and wildlife.

POLICY 13 (X-53)

Flood control measures shall, whenever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream flow volumes.

POLICY 14 (X-53)

Sand mining rehabilitation plans shall specifically address the enhancement of vegetation and wildlife.

POLICY 15 (X-54)

San Diego County shall discourage the use of wild native animals as pets.

POLICY 16 (X-54)

The County will regulate major land-clearing projects to minimize significant soil erosion, destruction of archaeological, historic, and scientific resources and endangered species of plants and animals (same as Policy 11 in Soils).

POLICY 17 (X-54)

No use subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which has been delegated decision-making authority by the Board would have significant adverse impacts on: 1) any species of plant or animal identified as rare, endangered, or threatened by the State of California or the United States Department of the Interior, or 2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns.

MINERALS

POLICY 1 (X-66)

The County will, to the extent practicable and appropriate, conserve construction aggregate resources in the entire County to ensure a minimum of fifty years supply.

POLICY 2 (X-66)

The County will regulate extraction activities to minimize hazards and conflicts with other land use as well as to preserve and enhance the appearance of the area and to minimize environmental impacts. The County will periodically review extraction operations to ensure that they meet performance standards.

POLICY 3 (X-66)

The extractive overlay designation, as defined in Policy 2.6 of the Land Use Element, will be applied to appropriate areas throughout the County.

POLICY 4 (X-67)

The County will manage aggregate resources through a phased program.

POLICY 5 (X-68)

For any given parcel of land, the County intends that progression through each one of the above phases represents a continually increasing level of commitment to mining as the most appropriate activity.

POLICY 6 (X-68)

Major Use Permit conditions of approval will provide for optimum utilization of on-site aggregate resources, long-term permits, site rehabilitation and reuse, and minimal environmental disruption.

POLICY 7 (X-71)

The County will, to the extent possible, protect and preserve mineral deposits and historical mining sites available for necessary commercial extraction, and for scientific, education, and recreational uses.

POLICY 8 (X-72)

The County will, to the extent practical, protect and preserve unique geological features from destruction, damage or loss.

POLICY 9 (X-73)

The County will encourage and initiate efforts to recycle waste products as construction materials. Such products include but are not limited to glass, broken concrete, asphalt, asphaltic concrete, and compressed trash.

SOIL

POLICY 1 (X-77)

The annual status of the environment report shall include an inventory of areas having a high agricultural potential.

POLICY 2 (X-77)

The County will analyze, improve and promote methods for preserving agricultural potential.

POLICY 3 (X-78)

County agencies involved in the preparation of environmental impact reports for projects that could have a significant effect on agricultural lands, shall refer to the United States Department of Agriculture "Soil Survey" if more detailed data and maps are not available.

POLICY 4 (X-80)

The County will utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from geologic phenomena.

POLICY 5 (X-82)

The County will seek to preserve natural terrain features through the adoption of guidelines and regulations.

POLICY 6 (X-82)

The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.

POLICY 7 (X-82)

The County will seek to implement a grading ordinance which will protect public health and safety, protect property, and conserve the visual character of the land.

POLICY 8 (X-82)

The County will seek to protect coastal bluffs through the adoption of guidelines and regulations.

POLICY 9 (X-82)

To prevent erosion and slippage in man-made slopes approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

POLICY 10 (X-83)

The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological historic and scientific resources and endangered species of plants and animals (same as Policy 16 in Vegetation and Wildlife Habitat).

POLICY 11 (X-83)

San Diego County shall investigate the establishment of public off-road vehicle parks and encourage private ORV parks in appropriate locations (same as Vegetation and Wildlife Habitat Policy 10).

POLICY 12 (X-84)

Whenever soils and geology reports are made available to the public they shall have a layman's summary.

ASTRONOMICAL DARK SKY

POLICY 1 (X-86)

The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

CULTURAL SITES

POLICY 1 (X-92)

The County shall take those actions which will seek to conserve and protect significant cultural resources.

POLICY 2 (X-93)

Conservation of cultural resources shall be given a high priority in County park acquisition and development programs.

POLICY 3 (X-93)

San Diego County shall coordinate with appropriate Federal, State and local agencies to conserve cultural resources.

POLICY 4 (X-93)

The County will use the environmental impact report process to conserve cultural resources.

POLICY 5 (X-94)

Encourage use of open space easements in the conservation of high-value cultural resources.

CHAPTER 2

GENERAL CONSERVATION

Conservation of natural resources has assumed a renewed significance relative to land use planning since the adoption of the California Environmental Quality Act (CEQA) by the State Legislature in 1970. The designation of Resource Conservation Areas for San Diego County's most significant resources will be a major step toward the planned management, preservation, and wise utilization of these resources. The preparation of an annual report on the status of the environment will provide a measure of the cumulative impact that the decisions or lack of action are having on natural resources.

FINDINGS

FINDING 1 The Board of Supervisors has adopted Resource Conservation Areas (RCAs) for the following Community and Subregional Planning Areas:

Alpine, Sweetwater, Valle de Oro (77-02)
Poway, Ramona (78-02)
Bonsall, Deluz, Fallbrook, Jamul, Lakeside,
North County Metro, Otay, Pala-Pauma, Rainbow,
San Dieguito, Santee, Valley Center (79-02)
North Mountain, (88-03)

POLICIES AND ACTION PROGRAMS

POLICY 1 The San Diego County General Plan will include provisions for the conservation of natural resources.

Action Program 1.1 Amend the San Diego County General Plan by the addition of Resource Conservation Areas. In cooperation with appropriate organizations, identify Resource Conservation Areas and compatible land use categories, which, upon adoption, will become a part of the San Diego County General Plan. Resource Conservation Areas will be delineated on the Land Use Element map as overlays which call for special design considerations. These special design considerations will, of necessity, vary depending upon the conservation objectives of each particular resource. The specific Resource Conservation Areas shall include:

- o Groundwater problem areas -- See Water Action Program 6.1
- o Coastal wetlands -- See Water Action Program 23.1

- o Native wildlife and habitat -- See Vegetation and Wildlife Habitat Action Program 1.1
- o Construction aggregate sources -- See Minerals Policy 3 and Action Program 3.2
- o Littoral sand resources areas -- See Minerals Action Program 9.2
- o Astronomical dark sky areas -- See Astronomical Dark Sky Action Program 1.3
- o Archaeological and historical areas -- See Cultural Sites Action Program 1.1

POLICY 2 San Diego County will monitor and issue a public report on the status of natural resources.

Action Program 2.1 Prepare a report on the status of the environment in San Diego County. This report will be prepared and issued annually. The first step will be to identify the indicators of environmental quality to be observed and to recommend observation and recording techniques to be used. This report will include quantitative qualitative measures of the changes of the status of the environment, with emphasis on natural resources. It will also include recommended ordinance or procedural revisions which could conserve the environment and/or resources. This report will be used by the public for preparing draft environmental impact reports (draft EIRs); the staff for evaluation of draft EIRs, General Plan Amendments, recommendations to the Board of Supervisors, Planning Commission, and Board of Zoning Appeals, and growth policy modifications; and the Board of Supervisors, Planning Commission and Board of Zoning Appeals in decision making.

POLICY 3 Maintain an environmental data repository. This repository will be composed of significant documents which, in the opinion of County personnel, will aid proponents of projects to better assess the environmental impact of a proposed action.

POLICY 4 The Resource Conservation Area (RCA) overlay designation, as defined in Policy 2.7 of the Land Use Element, will be applied to appropriate areas throughout the County. The RCA overlay designation reads as follows:

Resource Conservation Areas (RCA)

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of

special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource conservation areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

Action Program 4.1 Adopt Resource Conservation Areas for all Community and Subregional Planning Areas in San Diego County.

Action Program 4.2 Encourage the use of focused EIRs where appropriate to reduce the need and expense of EIRs, particularly in areas such as Resource Conservation Areas, where the problem areas are readily identified.

Action Program 4.3 Initiate a program where property owners may voluntarily apply for a Rezone to Sensitive Resource Area Regulations ("R" Designator) and permanent open space easements for the protection of Resources to their property at a reduced or eliminated cost.

POLICY 5 Because the Resource Conservation Area map may include some areas which do not contain significant resources, Resource Conservation Areas will be adopted, implemented, and precisely delineated through a phased program according to the following guidelines (actions need not always be sequential):

Phase 1 Identify significant resources and amend the General Plan Conservation Element to include such areas in Resource Conservation Areas. Maps of Resource Conservation Areas should delineate actual resource boundaries (including appropriate buffer areas) and not include areas that have already been developed or have little environmental value such as land planted in agricultural crops, golf courses, or urbanized areas.

Phase 2 Amend the General Plan Land Use Element to indicate the most appropriate land use designations. This mapping should be done using property lines or other legally describable boundaries taking environmental resources, as well as other factors, into account.

Phase 3 Consider revised zoning within each adopted Resource Conservation Area where appropriate. Zoning proposals should be based on a detailed analysis including field observations of resources and review of existing land parcelization, development, and zoning. Zoning proposals should as a minimum consider lot sizes, clustering, and sensitive resource area regulations. Specific criteria, appropriate to each zoning proposal, should accompany such proposal.

Phase 4 Analyze specific projects using procedures required by the California Environmental Quality Act. Minimize requirements for EIRs outside Resource Conservation Areas for which RCAs have been adopted. Mitigation measures should be based on actual on-site review of resource significance. Mitigation should include only the significant resources and a buffer appropriate to the resource and project under consideration. Detailed criteria should be developed to guide environmental review and mitigation for each type of resource and each type of project.

Specific areas which have already been disturbed by agriculture, golf courses, or urban uses normally should not be included within open space areas for protection of biological resources.

If mitigation measures have already been approved for a specific project, further mitigation should not be required unless a new or significantly revised project is proposed.

Phase 5 Consider acquisition of significant resource areas by the County or other appropriate public or semi-public agency to provide resource protection.

CHAPTER 3

WATER

WATER SUPPLY

The continued growth and development of San Diego County is dependent on the availability of an adequate supply of potable water. The manner in which available water resources are managed in coordination with land use planning can have major impacts on the County's population growth, economic development, and environmental quality.

The combination of reduced local water resources and a marked population increase has made the County of San Diego almost entirely dependent upon imported water. Only 28 percent of the County land area, but 96 percent of the population, is served by imported water. See Figure 1.

The San Diego County Water Authority (SDCWA) purchases about 350,000 acre-feet annually and sells it to 22 member agencies. This water is conveyed by four parallel aqueducts and stored in reservoirs in the foothills of the coastal plain. From these reservoirs, it is distributed to San Diego's coastal areas through an extensive network of pipelines.

According to the SDCWA, water requirements for the County are expected to increase from approximately 350,000 acre-feet in 1974 to 420,000 acre-feet in the year 2000. (1)

Until 1947, when the first San Diego aqueduct was constructed, domestic, industrial, and agricultural water supplies were totally dependent on local groundwater and surface water. (2) Currently, about 50,000 acre-feet of local water supplements the imported water. In addition, all of the desert and mountain areas, and much of the foothill regions, have no water supply other than locally derived water. In those areas groundwater is the major water resource, as most surface water is too variable to be a reliable water source and rights to this water are held by local water agencies.

All water that exists below the ground surface, in the openings of soil and rocks, is called subsurface water. That water in those openings which are completely saturated is called groundwater. The upper surface of this saturated zone is known as the water table. There is considerable misconception and mysticism about groundwater. Groundwater does not normally occur in underground rivers, streams, pools and lakes of underground veins.

Water-bearing rock that will yield groundwater in usable quantity to wells and springs is referred to as an aquifer. In San Diego County there are three principal aquifer types:

- o Clay, sand and gravel deposits which fill many river valleys, mountain meadows

and desert areas;

- o Fractured and weathered crystalline rocks in the mountains and foothills; and
- o Consolidated sedimentary rocks (Tertiary age) of the coastal plain and desert regions.

The water table is generally less than 50 feet below the ground surface and approximately follows the surface topography. Groundwater movement through the aquifer is slow, generally ranging from a few inches to tens of feet per year. Under natural conditions, long-term discharge (springs, seeps, stream flow) will equal long-term recharge.

Groundwater mining occurs when withdrawals are made from an aquifer at rates which exceed net recharge. The problem becomes serious when this practice continues over a period of time. Groundwater mining may result in water table declines, increased pumping cost, salt water intrusion, land subsidence, and loss of storage capacity in the aquifer. Mining may occur in aquifer systems having ample recharge, as well as those having negligible recharge.

FINDINGS

FINDING 1 The source of 90 percent of San Diego County's water is from the Colorado River. In the near future, Northern California water will replace a significant portion of the Colorado River water used in the San Diego region. (3)

FINDING 2 The amount of Colorado River water available to San Diego County will decrease in the future. As a result of the United States Supreme Court decision (Arizona vs. California) California will be subject to the loss of nearly half of its current supply of Colorado River water. As a result of this loss, Southern California's contract for Northern California water has been significantly increased by the State. (1)

FINDING 3 The overall quality of Colorado River water has been deteriorating over the last several years. (2) The traditional problems of high concentrations of total dissolved solids and hardness have been compounded by other problems:

- o Increased recreational use of the watershed upstream of the diversion point of Parker Dam has increased salinity.
- o Periodic cleaning of the main aqueduct by the Metropolitan Water District increases the turbidity of water transmitted to San Diego.

- o Agricultural irrigation in the Upper Colorado River Basin has increased the salinity of the river. (4)
- o From the early 1950s, the construction of new reservoirs in the Upper Colorado River Basin, additional water diverted into the watershed, and irrigation return flows have gradually increased salinity levels of the River.

FINDING 4 Northern California water is of generally better quality than Colorado River water. The quality of Northern California water will be an improvement over Colorado River water from the standpoint of hardness and total dissolved solids; however, it will be poorer from a physical and sanitary standpoint. (5) The State Department of Public Health is requiring complete treatment of Northern California water before it may be used for domestic purposes. The State is also requiring, by 1989, complete treatment of Colorado River water. (6)

FINDING 5 Distribution systems of imported water are presently located only in the western portions of San Diego County. Water is transported through four pipelines to the western third of the County. It is distributed to 96 percent of the County's population by the San Diego County Water Authority (SDCWA) through its 22 member agencies. There are no known active plans for introducing imported water to the eastern portion of the County, although there are no governmental policies to restrict the construction of an aqueduct in this area.

FINDING 6 Agricultural water use amounted to 22 percent of the total 350,000 acre-feet of water produced by the SDCWA agencies in 1973. (1) In the past several years this percentage has steadily decreased, although the number of acre-feet has been increasing. This trend is expected to continue as population grows.

FINDING 7 The County has only limited control over placement of major water facilities in the unincorporated area. The Board of Supervisors do not serve as the Board of Directors for any water districts and the County has no direct jurisdiction over the installation of lines or facilities.

FINDING 8 The availability of groundwater is an important consideration in determining the appropriate intensity of development in all areas of the County not served by imported water.

FINDING 9 The County does not have uniform standards and procedures for the determination of groundwater quantity. In recent years, conflicting data as to the adequacy of local groundwater has been presented to the County.

FINDING 10 Recent studies and case histories indicate that the total groundwater resources in the eastern portions of the County are less than previously estimated. (7, 8, 9, 10, 11) The increased use of water and 30 years of drought have lowered water tables, and in some instances, have reduced the discharge of wells and springs.

MAP (FIGURE 1) TO GO HERE

POLICIES AND ACTION PROGRAMS

POLICY 1 Regional estimates of the need for water should be based on land use and population projections derived from the General Plan.

POLICY 2 Decisions regarding the location, size, and timing of service extensions will be in conformance with adopted growth management policies.

Action Program 2.1 Coordinate water service expansion with the extension of other needed services and facilities.

POLICY 3 The County shall support programs which assure an adequate supply and quality of water to meet the present and future population needs and to ensure this water is provided in concert with environmental and growth management policies.

Action Program 3.1 Direct the IPO and CSA to prepare a comprehensive water inventory. The inventory should include present and projected water consumption and costs, reclamation feasibility and cost, and an analysis of environmental and land use implications. This inventory will be reviewed by the Task Force recommended in Action Program 26.1.

POLICY 4 Reduce local reliance on imported water.

Action Program 4.1 Initiate education and incentive programs to: increase the utilization of wastewater in reclamation, study weather modification impacts, encourage desalinization of sea water and promote other technological advancements.

Action Program 4.2 Initiate a program to identify water conservation measures that can be instituted by the County of San Diego.

POLICY 5 Water distribution systems should be designed and constructed to economically accommodate future use of reclaimed or desalinized water when technologically and economically feasible. Construction of such compatible distribution systems may be less costly than future costs of modifying existing systems to accommodate other water sources.

POLICY 6 Conserve groundwater resources in areas where imported water is not available. The management objectives will be:

- o Cumulative groundwater extraction will not exceed the short- or long-term groundwater resources of the area;

- o Cumulative groundwater extraction will not significantly adversely affect flora, fauna, springs, streams, or nearby water rights of property owners;
- o Aquifers underlying the project site will be capable of supplying the water required; and
- o Groundwater quality will not be significantly degraded by surface or subsurface discharge of wastewater.

Action Program 6.1 Establish, when appropriate, groundwater conservation areas for specific areas of the County not served by imported water and experiencing groundwater problems or which have a high potential for such problems. The Integrated Planning Office will recommend areas to be designated on the Land Use Element and propose policies and ordinances to conserve the groundwater.

Action Program 6.2 Establish standards and procedures in conjunction with other agencies for performing well and aquifer tests for groundwater quantity.

Action Program 6.3 Prepare regulations which provide that nonagricultural projects requiring discretionary approval, which will utilize two or more acre-feet of groundwater per year, shall be denied if they cannot meet the objectives of Policy 6 or provide adequate mitigation. Such projects shall provide documentation of an adequate supply of groundwater prior to approval. Note: Two acre-feet of water will supply six dwelling units with average size families for one year.

Action Program 6.4 Establish specific requirements and procedures in conjunction with other agencies for documentation of an adequate supply of groundwater. The following information must be included:

- o Geological report with emphasis on hydrologic aspects of project site and adjacent areas;
- o Groundwater budget for project site and drainage basin upstream of project site;
- o Analysis to show how this project will affect groundwater availability of existing and future projects in the area; and
- o Description of the impacts that the removal of groundwater will have on flora, fauna, springs and streams in the area.

WASTEWATER DISPOSAL

A major portion of San Diego County's sewage is disposed of in the Pacific Ocean. Inland communities unable to connect to the ocean outfall systems have systems which discharge treated wastewater into stream beds or reclaim the wastewater for nondomestic purposes. Although the ocean outfall disposal system appears to cause no significant, immediate, short-term adverse effects, the long-term effects have not been adequately assessed. Inland disposal systems, including individual dwelling disposal systems, have sometimes resulted in health hazards which have required corrective action by the County Health Department.

FINDINGS

FINDING 11 Responsibility for planning wastewater reclamation and disposal on a Countywide basis is shared by Federal, State and local agencies.

- o The United States Environmental Protection Agency (EPA) was authorized to create effluent limitations and performance standards for industries and publicly owner waste treatment plants by the Water Pollution Control Act of 1972 (P.L. 92-500). The Act also sets forth new enforcement powers and strict deadlines.
- o The Regional Water Quality Control Boards (RWQBC) have adopted "Comprehensive Water Quality Control Plans". (12) The Boards' plans are aimed at assuring the water quality of the region. The plans call for secondary treatment, some reclamation on a local basis, and ocean disposal of excess waste water. Continued use of septic tanks and leach field systems are proposed to dispose of domestic wastewater in areas not served by a central sewer system. Communities such as Julian and Pine Valley which cannot economically connect to an ocean outfall will continue to use land discharge systems.
- o The Comprehensive Planning Organization (CPO) has adopted goals, objectives, and policies to serve as guidelines by which to judge applications from local public agencies for Federal financial assistance for construction of sewage disposal systems. (13) The CPO's "Water, Sewerage and Flood Control Systems Plan and Implementation Program" considers not only how facilities can best be constructed, but also assesses how needs can best be met within the context of comprehensive planning for regional development and conservation. The provisions of this Plan and Implementation Program are applied only when Federal assistance is required.
- o The cities and special districts within the region usually accomplish the planning and construction of wastewater disposal and reclamation facilities. These plans are developed on an area-by-area basis and are constrained by political

boundaries. Many existing sewer districts are small and often several districts serve a single regional growth area. (14) To overcome coordination problems, some agencies have consolidated their planning efforts.

FINDING 12 Most wastewater in San Diego is presently disposed of through ocean outfalls after primary or secondary treatment. (12) The four ocean outfall facilities and their design capacities are:

- o Encina Joint Powers Treatment Plant (6.75 mgd)
- o San Elijo Joint Powers Treatment Plant (2.0 mgd)
- o City of San Diego -- Point Loma Treatment Plant (88.0 mgd)
- o City of Oceanside Treatment Plant (4.8 mgd)

All of these facilities are undergoing or contemplating expansion. A few of the outlying communities and urban areas, such as Ramona, Pine Valley, Julian, Fallbrook, Rancho Santa Fe, and Santee/Lakeside utilize partial land discharge systems.

FINDING 13 San Diego County has experienced no major problems associated with wastewater disposal via ocean outfalls. (12) However, the long-term impacts associated with disposal of primary treated wastewater via ocean outfalls have not been adequately assessed. The "Comprehensive Water Quality Control Plan for the San Diego Basin" prepared by the California Water Quality Control Board, San Diego Region calls for ocean outfall systems to be upgraded to at least secondary treatment.

FINDING 14 Some inland disposal systems may result in potential public health problems. A building moratorium was established by the Board of Supervisors for the Santee/Lakeside/Alpine area because the nutrient rich wastewater was resulting in increased mosquito problems along the San Diego River. (15, 16)

FINDING 15 Some wastewater reclamation is presently underway. The most notable example of wastewater reclamation in the County is the Santee County Water District's reclamation project. For a time, tertiary treatment was provided for about half (2 mgd) of the total plant capacity under a demonstration grant from the Federal government. Tertiary treatment was discontinued in 1971. At the present time, the plant operates at the secondary level with some reclamation. Some discharge is percolated into the ground which acts as a natural filter from the final oxidation ponds. The water then flows into the first of seven recreation lakes. The water is sold for irrigation use or discharged to the San Diego River from the last lake. The District is under order by the Regional Water Quality Control Board to discontinue discharge to the San Diego River. (16)

Ramona will soon have an additional system for reclaiming 150,000 gallons of water per day. The reclaimed water will be sprayed on 300 acres of crops or stored in a reservoir until needed. The wastewater reclamation system in Otay uses the drip irrigation method for disposal.

FINDING 16 Reclaimed water is generally more expensive than imported water for general purposes. The gap between the cost of reclaimed water and imported water may decrease with rising energy costs and stiffer discharge requirements by Federal and State agencies. For some industrial and agricultural uses, reclaimed water has proven to be more economical than imported water. Coordinated research and development is continuing in the reclaimed water field. Water-care is one confederation of California agencies which is promoting research at the State level.

FINDING 17 Land use and sewage disposal planning have proceeded independently even though those activities are closely related. There is a push/pull effect between community growth and the development of sewage disposal systems. Provision of sewers to an area facilitates growth; conversely, growth in an area creates a demand for adequate sewers. The availability of sewers is, in part, an inducement for property owners to seek urban levels of development.

In practice, growth may have been encouraged by provision of pipelines with capacity in excess of current needs. Sewer facilities are oversized in part to provide a higher margin of reserve capacity. From a strictly economic standpoint, it has been more efficient to provide utility lines with capacity to accommodate the anticipated demand rather than only the immediate demand. Land use plans usually cover a period of no more than 20 years; the expected life of major water-related facilities is usually at least 40 years. (13) It is reasonable, at least from the standpoint of engineering economics, to construct facilities of sufficient size to handle a relatively large growth in demand which might occur during the 40-year-plus life of the facility. Water and sewerage agencies do not always base their projected need on zoning or General Plans because they are often changed.

FINDING 18 Limitations on sewer interceptor connections or tie-ins can be used to augment land use controls. Board of Directors of Sanitation Districts (County Board of Supervisors) Policy I-51 (October 23, 1973) states that:

"No service connections to interceptor sewers will be allowed, except upon the specific approval of land use by the Board of Supervisors."

FINDING 19 Many portions of San Diego County not served by public sewage systems have severe soil limitations for the disposal of sewage effluent. (17) When a public sewage system is not available, a septic tank and leach field or seepage pit under certain circumstances is required to meet public health standards. Such systems usually fail 5 to 10 years after installation. Small lots or lots with steep slopes, rock

outcroppings, or high water tables may not have sufficient room for expansion of the leach field or sufficient unsaturated soil depth.

FINDING 20 An on-site sewage disposal permit must be obtained from the County Health Department. The Health Department generally requires percolation tests to determine the size of the leach field or seepage pit. When public health hazards exist, the Health Department may recommend a moratorium on new systems or require corrective action on existing systems. This action has been taken in several areas.

POLICIES AND ACTION PROGRAMS

POLICY 7 Encourage sewage treatment agencies in the same drainage basin to jointly plan and implement wastewater treatment programs. The Santa Margarita and San Luis Rey Watershed Planning Agency could serve as a model of such cooperative planning and programming.

POLICY 8 Wastewater discharges shall not adversely affect the beneficial uses of receiving water. Wastewater discharged to estuaries, wetlands, or the ocean should be treated or so dispersed that beneficial uses of the receiving water are maintained or improved.

Action Program 8.1 Seek amendments to current State requirements for sewage discharge is such discharge will enhance vegetation and wildlife and not adversely affect the public health and safety. Vegetation and wildlife may be considered a beneficial use of waste and receiving waters.

POLICY 9 Encourage sewage treatment agencies to research and utilize improved technologies and methods of sewage treatment and that the Health Care Agency be requested to give favorable consideration to methods other than ocean outfall and septic tanks.

POLICY 10 Storm drain run-off should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.

Action Program 101. Initiate a study to examine the feasibility of storing and treating storm water for reuse in irrigation or wetland development.

POLICY 11 The County will encourage projects which will promote the reclamation and reuse of wastewater. Such projects will be given funding priority in all water management programs.

POLICY 12 The County endorses the management principles from the Regional Water Quality Control Boards -- Comprehensive Plans. (18) See Page X-21.

POLICY 13 Decisions regarding the location, size, and timing of wastewater service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies. Sewer service expansion shall be coordinated with the extension of other needed services and facilities.

POLICY 14 Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities. For projects requiring an environmental impact report, this information must be a part of this report.

POLICY 15 Modify regulatory procedures to prevent surface and groundwater pollution which results from failure of subsurface sewage disposal.

Action Program 15.1 Initiate studies by the Health Care Agency and the Integrated Planning Office which will:

- o Delineate those areas which are likely to have septic tank problems. Areas present or likely to be served by public sewers will not be included.
- o Evaluate present and alternative testing procedures.
- o Evaluate current design standards and building site requirements, including building code requirements.
- o Evaluate new technologies for sewage disposal.
- o Make appropriate amendments to the Land Use Element based on sewage disposal limitation.
- o Evaluate the possibility of establishing sewer service districts which will provide maintenance of individual disposal systems.

DRAINAGE AND FLOOD CONTROL

Rivers and streams carry excess precipitation to the ocean or inland basins. Differences in rainfall, terrain, geology, and vegetation cover result in highly variable periodic stream flows. Running water will erode rocks until the total load of the stream equals the maximum amount of material that the velocity and discharge of the stream can carry. Streams carry this eroded material downstream. When the velocity or discharge of the stream is reduced, the sediment of the streams will be deposited.

This simple concept of a grading stream accounts for siltation of lagoons and reservoirs, migration of stream channels with time, erosion of stream channel banks, formation of many sand and gravel deposits and deposition of sand along the beaches.

Any modification to the stream channel (floodway) or floodplain will change the erosion and deposition rates up or downstream of the immediate area.

FINDINGS

FINDING 21 There are interrelated but separate effects of land use changes on the hydrology of an area, including changes in peak flow characteristics (floods), changes in total run-off, changes in the quality of water, and changes in the appearance of the area.

- o Urban development increases the peak flood flow and decreases the lag time between a rainfall event and the ensuing flood. (19) Water runs off faster from streams and roofs than from natural vegetation areas. Construction of artificial channels, especially storm drains, increase the run-off rate.
- o Urban development increases in size of an annual flood and decreases the time between major flooding events. (19)
- o The volume of run-off is governed primarily by infiltration characteristics and is related to land slope and soil type, as well as to the type of impervious surface and vegetative cover. The percentage of run-off in urban residential areas decreases markedly as lot size increases. For example, a 6,000 square foot residential lot has 80 percent impervious surface, while a 15,000 square foot residential lot has 25 percent impervious surface. (19)

FIGURE 2 TO GO HERE

- o As volume run-off from a storm increases, the size of flood peak also increases. (19) Run-off volume also affect low flows because in any series of storms the larger the percentage of run-off, the smaller the amount of water available for soil moisture replenishment and for groundwater storage.
- o All forms of man's activities and land use affect water quality. Agricultural use results in an increase of nutrients and pesticides in stream water and subsurface groundwater. A change from agricultural use to residential use tends to reduce these types of nutrients, but this is counteracted by such pollutants as oil, gasoline, and pesticides. The land use change generally has an adverse effect on water quality.
- o The disposal of human wastes, whether treated or not, may cause adverse impacts on water quality. Treated effluent may contain dissolved minerals and nutrients not extracted by sewage treatment. The nutrients may promote plant growth and, in turn, alter the balance on stream biota.
- o The disposal of solid waste material in refuse disposal centers can have adverse impacts on water quality. The decomposition of some solid waste material may result in polluting chemical reactions which could seep to nearby water sources.
- o Man's activities cause increased sediment generation by the exposure of the soil to storm run-off. (19, 20) This occurs mainly when bare ground is exposed during construction. It is also well known that sediment production is sensitive to land slope. Sediment yield from urban areas tends to be larger than in rural areas even if there are only small and widely scattered areas of unprotected soil. In aggregate these scattered bare areas are sufficient to yield considerable sediment.
- o The amenity value of stream and river areas is especially affected by man. (19, 21) The impression of a natural river, its channel, and its valley are usually considered to be an amenity to the appearance of an area. Man-made changes in channel position and size, and the accumulation of artifacts of civilization are aesthetically unpleasing. Modification of streams and rivers often reduces or eliminates the natural biological community.

FINDING 22 Coastal San Diego County is subject to infrequent but sudden and severe floods. (22, 23, 24) The earliest historical reference to floods was recorded in 1769 with the founding of San Diego Mission de Alcalá. Examination of flood records shows that at least 25 of the last 195 years have been flood years. At least 10 times there have been major floods. In the future, major floods will occur in San Diego County. Except for the Santa Margarita in 1969, San Diego County has not experienced a significant flood during the past 30 years.

FINDING 23 Historically, modifications to major streams and rivers in San Diego have often been undertaken without regard to environmental consequences. (22, 25) For example, construction of upstream reservoirs reduces groundwater recharge of major downstream aquifers.

FINDING 24 The Department of Sanitation and Flood Control is presently delineating 100 year floodplains for the major San Diego County rivers. These maps will be used in conjunction with floodplain overlay zoning.

FINDING 25 Existing floodplain overlay zoning places some restriction on development of the floodplain of the major rivers under the jurisdiction of the County. Buildings designed for human habitation or as a place of work may not be constructed in the floodway. Flood-proofing is required for structures intended for human habitation within the floodplain.

FINDING 26 During the past 25 years there has been increasing pressure to build in floodplain areas. Many commercial, industrial, and residential structures continue to be built in floodplains.

FINDING 27 Potential changes of stream flow hydraulics (including subsurface flow) and adverse effects on dependent wildlife habitats must be considered when major modifications to a stream are contemplated. Sections 1600-1603 of the California Fish and Game Code requires that the Fish and Game Department be notified when major stream modifications are planned. The Fish and Game Department determines mitigating measures if significant adverse impacts would result.

FINDING 28 The County of San Diego has adopted floodplain regulations which qualify residents for Federal flood insurance as required by the Flood Disaster Protection Act of 1973. As of July, 1975, no Federally regulated bank or savings and loan association will be permitted to make a construction loan or grant a mortgage on property within a designated flood-prone area which is not insured.

POLICIES AND ACTION PROGRAMS

POLICY 16 Nonstructural flood protection methods will be used whenever practical for the conservation of floodplains.

POLICY 17 Where nonstructural flood protection methods are not practical because of the value of previous urban development, concrete lined channels will be used only if all other structural methods are impractical.

Action Program 17.1 Review and revise where necessary, existing County regulations in conflict with Policy 17.

POLICY 18 The County will prevent filling or construction in the floodway. Uses such as sand extraction, recreational activities, and agricultural pursuits may be exceptions to this policy.

POLICY 19 Setbacks from minor streams shall be required for all new structures. Setback requirements to prevent structures from flooding could be substituted for front or rear yard setbacks.

Action Program 19.1 Revise County ordinances in compliance with Federal regulations to require setbacks from minor streams.

POLICY 20 The County will retain the present policy and program of delineating floodplains and applying floodplain overlay zoning to them.

POLICY 21 Encourage tax assessments for properties located within floodways to be commensurate with restriction of permitted uses.

Action Program 21.1 The County Board of Supervisors will propose State legislation which will grant tax reduction for lands located in a delineated floodway.

POLICY 22 The County will require flowage easements to be dedicated to the San Diego County Flood Control District at the time of development on all water courses have a tributary drainage area of one or more square miles whenever adequate channel improvements are not provided.

Action Program 22.1 Review, and revise where necessary, the Subdivision Ordinance to require the dedication of flowage easements at the time of development.

WATER BODIES AND WETLANDS

In this semi-arid region, the normal water management procedure has been to catch all possible run-off during the infrequent occasions when it occurs. In the event of a major rainfall, the existing reservoirs offer limited flood protection. Calculations made to determine the extend of downstream flooding take into account various reservoir water level conditions.

Recreational use is a very important secondary function of the local reservoirs. People enjoy water-oriented recreation. Whether a reservoir is open or closed to fishing, boating, and picnicking depends upon the policy of the controlling agency or water district, as well as public health laws.

Lakes and reservoirs also form important fish and wildlife habitats and can be aesthetically pleasing.

Most of the San Diego County lagoons are the result of rising sea level and the subsequent filling of drowned river valleys with sediments transported from inland streambeds. Lagoons typically have a short lifespan when measured in geological time and they are continually developing, aging, destroying themselves, and beginning anew as streams seek new courses to the ocean.

Estuaries are drowned river mouths where salt and fresh water intermix, usually along "tidal creeks"; lagoons are shallow bodies of water, usually separated from the ocean by offshore bars parallel to the coastline. While estuaries are typically flushed by tidal seawater twice each day, the sand bars isolating lagoons from the ocean may only be seasonally breached by high tides or fresh water floods.

A feature of many estuaries is the development of extensive tidal mud flats. These flats, in estuaries free from industrial pollution, are inhabited by extensive communities of burrowing and tube-building organisms feeding on suspended matter. (26) These flats form a concentrated food resource for tens of thousands of migrant and resident shore birds along the coast. However, when these mud flats become polluted with pesticides or petro-chemicals, there is frequently a devastating effect on dependent shore birds.

Estuaries and wetlands are particularly vulnerable to uses by man that destroy their natural values. Their ecosystem forms a thin veneer of habitat between land, fresh water and salt water. Estuaries and wetlands have been dredged for ports and marinas, subject to sedimentation from upland erosion, filled to provide more land for development, used for dumps for domestic salvage and industrial waste, and deprived of freshwater inflow by water diversions. Of the original 197,000 acres of basic wetlands (including marshes, bays, lagoons, sloughs, and estuaries) in California, 102,000 acres or 52 percent have been destroyed by dredging and filling (these figures do not include San Francisco Bay). Of California's remaining estuaries, 62 percent have been subjected to severe damage and 19 percent have received moderate damage. (27)

In Southern California, 75 percent of some 125,000 acres of valuable wetlands have been destroyed or severely altered by man since 1900. Two-thirds of 28 sizable wetlands existing in Southern California at the turn of the century have been dredged or filled.

Since the middle of the 19th Century, some 12,500 acres of San Diego's coastal wetland areas have been dredged or filled. Of these, 7,000 acres have been dredged and the sea bottom of an additional 5,500 acres significantly altered. The majority of these alterations involved the creation of the present San Diego and Mission Bays, which are of great economic and recreational importance to the San Diego region and which still

possess natural resources of educational and research lagoons of the County, including the construction of the Atchison, Topeka and Santa Fe Railroad, Old Highway 101 and Interstate 5. (27)

Batiquitos Lagoon forms 246 acres of fresh and brackish water tidelands at the mouth of San Marcos Creek. San Elijo Lagoon consists of 154 acres of tidal marsh at the mouth of Escondido Creek. (18)

FINDINGS

FINDING 29 The CPO's "Water Distribution and Sanitary Sewerage Systems Background and Policy Study", February, 1972, inventories all existing reservoirs in the County. This document listed 150 reservoirs with a combined capacity of 736,800 acre-feet.

Eight reservoirs in the County are used exclusively for collection and storage of local water. Maximum storage capacity of these reservoirs is 365,345 acre-feet. (15)

Four major reservoirs in the County store both local and imported water. (15) These reservoirs are El Capitan, San Vicente, Lower Otay, and Sweetwater.

FINDING 30 Many local reservoirs are used for fishing and picnicking; however, State law prohibits body contact sports when the water will go directly into domestic use.

FINDING 31 The long-term potential of the local surface water supply is difficult to assess. (28, 29, 30, 31, 32) The maximum possible estimate has been 150,000 acre-feet/year in average years; however, 20 years of drought were experienced from 1945 to 1965 and the actual yield was much less. Since 1960, the locally produced supply has ranged from a minimum of 20,600 acre-feet in 1961-62 to a maximum of 82,300 acre-feet in 1960-70.

FINDING 32 San Elijo and Batiquitos are the only lagoons which lie within the land use jurisdiction of San Diego County; they have been subjected to major environmental degradation during the last 75 years.

- o Transportation routes have been placed through these lagoons without regard for the physical or biological consequences. The practice has resulted in restricted water flow and fish and animal movement.
- o Water courses have been used as disposal areas for sewage, thus accelerating lagoon eutrophication. The land outfall system in Escondido Creek previously carried treated sewage effluent into San Elijo Lagoon.
- o Upstream water courses have been dammed, halting most upstream water flow.

Wohlford, Val Sereno, and San Dieguito Reservoirs are located in the San Elijo drainage basin and San Marcos Reservoir is located in the Batiquitos drainage basin.

- o Urban, agricultural and industrial run-off have accelerated eutrophication.
- o Inadequate erosion control has accelerated sedimentation of the lagoons.

FINDING 33 The results of primary degradation of the lagoons have been cumulative in their effect. Decreased freshwater inflow allow beach sands to buildup and block the lagoon entrances. Blocked entrances do not allow tidal flushing -- a major process for removing nutrients and toxic substances brought into the lagoons from the landward side.

FINDING 34 Lagoons are important to man and nature by providing wildlife habitat areas, open space, and an aesthetically pleasing landscape. Lagoons increase the community identify of coastal communities. They have historically served as nursery grounds for commercially and recreationally important fish species. Lagoons and estuaries support game species such a fin fish, shellfish, and wildfowl harvested for sport locally and elsewhere. These wetlands also serve as the last reservoirs for some endangered species which previously inhabited lagoons destroyed elsewhere. The California least tern, Light-footed clapper rail, and Belding's Savannah sparrow survive in both Batiquitos and San Elijo Lagoons.

FINDING 35 Lagoons and estuaries are of extraordinary ecological importance because they exist at the interface between air, fresh water, salt water, and land ecosystems. Coastal and marine fisheries indirectly depend on these wetlands; terrestrial organisms which may not reside in the lagoons and estuaries depend on them for food, forage, and cover. Birds migrating along the Pacific Flyway use these areas for foraging and resting.

POLICIES AND ACTION PROGRAMS

POLICY 23 The County will take those actions which will protect and enhance the San Elijo, Batiquitos, Las Pulgas, and Santa Margarita Lagoons.

Action Program 23.1 Initiate a program to establish coastal wetland resource conservation areas. The four lagoons in the unincorporated area of the County mentioned in Policy 23 will be so designated. The preparation and adoption of specific management plans and acquisition of required land for each lagoon shall be accomplished as soon as possible. The public acquisition of San Elijo and

Batiquitos Lagoons will be given the highest priority. All coastal management programs will be compatible with the proposed California Coastal Plan, if implemented.

Action Program 23.2 Conserve the natural quality of the San Elijo, Batiquitos, Las Pulgas and Santa Margarita Lagoons by ensuring through County regulations that land use and development plans (including well managed agriculture) of areas adjacent to the lagoons will be compatible with the natural environmental quality of the lagoons.

POLICY 24 Encourage adequately treated wastewater or imported water at sufficient velocity and volume to flush out the lagoons periodically to enhance lagoon rejuvenation. See also Vegetation and Wildlife Habitat Policy 13.

POLICY 25 The filling and dredging of tidal marshes, brackish lagoons, estuaries and sloughs shall not be permitted except as a remedial management technique which would have beneficial impacts on the physical and biological viability of the water body, unless there are significant overriding concerns pursuant to Section 15088 of the guidelines for implementation of CEQA.

COMPREHENSIVE WATER RESOURCE MANAGEMENT

The County of San Diego is calling for the regional coordination of water resource management. It has become apparent that without such coordination, the appropriate action taken by one agency can have detrimental effects upon another aspect of water related management. For instance, there are major problems in the upper San Diego River area relative to sewage disposal, wildlife and public health. The present state of the San Elijo Lagoon is also evidence of inadequate governmental coordination.

The Regional Water Quality Control Boards (RWQCB), State Department of Water Resources (DWR), San Diego County Water Authority (SDCWA), and Comprehensive Planning Organization (CPO) provide a degree of coordination and perform regulatory functions on some aspects of water management. None of these organizations of the County, however, have the authority to implement a comprehensive water management program. Such a management program would cover all aspects of water resources and their relationship to land use, including flood control, water quality and wastewater treatment, conservation of vegetation and wildlife, and imported and local water supplies. Water management agencies are not currently required by Federal, State or local legislation to coordinate their actions.

One of the principal benefits of regional coordination would be an increased ability of each agency to more accurately predict the long-range primary and secondary effects its projects would have on other agencies.

FINDINGS

FINDING 36 No single agency in the County is responsible for all aspects of water resource management. Responsibility for various aspects of water resource management is divided among many public agencies. This division of responsibility is not by design, but has evolved over the years as new agencies were created in response to specific needs. While each agency is generally effective in pursuing the goals of its constituency, the single purpose nature of most agencies makes it difficult to accomplish interrelated planning of water resources.

Agencies with responsibilities in water resource management include:

- o The Metropolitan Water District of Southern California and the San Diego County Water Authority, through its 22 member agencies, supply water. Despite the name, the County Water Authority and the County of San Diego have no organizational relationship.
- o The California Regional Water Quality Control Boards establish water quality standards, particularly those for sewage treatment and discharges. The County of San Diego falls partially within two of the State's nine regional boards, the Colorado River Basin Region and the San Diego Region. These regional board have the authority to issue discharge permits and to stop any action which would violate their water quality standards. Each of the boards' comprehensive plans do not address the relationship of water resource management and land use. The boards consult with other agencies and provide written comments on various proposed projects.
- o The Comprehensive Planning Organization (CPO) is the regional planning agency responsible for reviewing applications for water and sewer service installation grants and coordinating some aspects of water management. The primary implementation authority of CPO is the certification for Federal funding through the A-95 review process of water, sewerage, flood control, and related projects. These projects must be found to be consistent with regional planning objectives. The CPO has stated that the direction and rate of urban growth should be controlled by the provision (or nonprovision) of water and sewer service. Its adopted plan elements indicate that control of land use must also depend on decisions regarding public facilities and services, zoning, taxation, and provision of open space in San Diego.
- o The County of San Diego has no major responsibility for water supply, but it has many different roles in water management:

- Policies, plans, and regulations related to all elements of the General Plan.
 - Flood control and floodplain management through the San Diego County Flood Control District.
 - Operation of sewer and water systems through County sanitation districts and County service areas.
 - Regulation of industrial waste discharges in the unincorporated area of the County.
- o Other local, State and Federal agencies are involved in some aspects of water resource management planning and implementation. (24) See Appendix I.

POLICIES AND ACTION PROGRAMS

POLICY 26 The County shall attempt to establish regional coordination of water resource management agencies. All agencies dealing with some aspect of water resource management, including: Federal, State and local regulatory agencies; providers of water, sewer, siltation and flood control facilities; and appropriate wildlife management agencies should coordinate their programs to achieve reasonably acceptable objectives.

Action Program 26.1 Recommend an interjurisdictional task force to determine appropriate methods and organizational framework for formulating regional water management coordination between water management agencies. This task force should include representatives from the Comprehensive Planning Organization, Regional Water quality Control Boards, State Department of Fish and Game, San Diego County Water Authority, Santa Margarita - San Luis Rey Watershed Planning Agency, sewer districts, San Diego County Flood Control District, Health Care Agency (HCA), Integrated Planning Office (IPO), Community Services Agency (CSA), and other appropriate groups and agencies. This task force will prepare a report to be reviewed by all of the jurisdictions participating and will not report directly to the Board of Supervisors. The IPO and CSA will provide staff support. Additional duties of this task force should include a review of funding sources, developing appropriate legislative proposals, and any other implementation methods.

CHAPTER 4

VEGETATION AND WILDLIFE HABITATS

In highly urbanized Southern California, wildlife has taken an extremely subordinate role compared to other natural resources. With increasing leisure time, however, natural areas are becoming more important as places to get away from the rigors of modern life. Backpacking, auto camping, bird watching, fishing and sport hunting are enjoyed by a very large segment of the population. Increased pressures on natural areas caused by recreation and development has demonstrated the need for more careful consideration of the conservation of local vegetation and wildlife resources.

Traditionally, the Federal and State governments have held the responsibility for protecting local vegetation and wildlife. However, limited funds and manpower and the increased pressure on natural areas is resulting in the need for more conservation efforts by local governments.

NATURAL HABITATS

FINDINGS

FINDING 1 The following was stated in the "Report of the Committee of North American Wildlife Policy": (33)

- o "Decades of this century have witnessed steady gains in useful biological knowledge. Among leadership there is growing sophistication in attitudes toward wildlife and its associated resources. From both science and philosophy we draw assumptions it seems constructive to state.
- o Each living thing survives and plays some essential part in the operation of a self-maintaining community of plants and animals. The community and its sites, including climate, constitute the ecosystem -- the basic working unit of the biosphere.
- o Habitat is local environment. Its quality determines abundance or scarcity for any species. Habitat improvement is the fundamental need in producing more wildlife.
- o Man's ecosystem is the entire earth. He must plan its use, protection, and renewal. For the support of all life, its natural process of rejuvenation and replenishment must continue to operate. This is the great challenge of environmental deterioration.

- o Man's dependence on living things is a reality of survival. He must be willing to share the earth with other forms of life. Their right to exist should be an acknowledged ethic.
- o Environmental fitness may be judged by the welfare of many creatures. Regional declines of wildlife indicate maladjustment. They bespeak the need for identification of causes and remedial action.
- o Governmental or professional responsibility in resource management carries a paramount obligation to the general public interest.
- o In many useful combinations, soils, waters, vegetation and animal life are renewable resources -- natural wealth and durable systems that can be preserved and improved through a knowledge of life processes. We regard the use of a renewable resource as optimal when it yields the most significant benefits to generations of the present while improving productivity for the future".

FINDING 2 Vegetation, wildlife and wildlands are important resources with definite immediate and long-term economic values to man. Because of the nature of the use of these resources and their utilization, it is often difficult or impossible to assign dollar values to these resources. However, some of these resource uses are listed below.

Aesthetics and Recreation

Tens of thousands of San Diegans enjoy vegetation, wildlife and natural areas as passive recreation. These values and the people who enjoy them support a large recreation and tourist industry in San Diego County.

Hunting and fishing, both for sport and as a commercial enterprise, rely on a naturally functioning ecosystem to support the industries. A large number of support industries such as sporting goods, fishing tackle, and excursion boat companies also rely on a naturally functioning coastal ecosystem.

Value to Agricultural Industry

A naturally functioning ecosystem is essential for many forms of agriculture. Some insects act as necessary pollinators for agricultural crops. Other insects and birds prey on plant pests, many of which cannot be controlled by artificial means.

As a reservoir for resources needed in the future.

- o Genetic reserves. Native plants and animals have adapted to natural conditions where they exist. Recent research has shown that natural species can be crossed with agricultural species to increase production or withstand normally adverse

environmental conditions. "Beefaloos" are the result of crossing beef cattle with native buffaloes to produce a much faster maturing and hardy animal for beef production.

- o Local scientists are investigating the potential for using naturally salt tolerant plants as genetic reserves to grow vegetables in saline soils. Native plants are sources of new landscaping materials.

Future Commercial Resources

Scientists in Eurasia have shown that native species such as the Eland (an antelope native to the area) can be domesticated. This source of protein is superior to many domestic species. Native San Diego species may be useful in the future for such uses.

Other Resources

New products are constantly being developed from native plants. For example, substitutes for motor oil have been developed from the Jojoba plant. Kelp is harvested on the San Diego coast for agar and other chemicals used throughout the Western United States.

Natural Processes

Plants and animals aid in the maintenance of natural physical and biochemical processes, some of which are indirectly utilized by man. Plants and animals are responsible for the continuance of most of the elemental and biochemical cycles on which all life depends. The ocean and its organisms function to dilute and recycle limited amounts of sewage from ocean outfalls.

Biological Control

Native plants and wildlife established a balance prior to man's exaggerated environmental influences. These same controls frequently can solve new problems brought about by man. Natural predators can control species considered pests by man. For example, raptors, coyotes, foxes and weasels keep populations of rodents and insects to manageable levels. Larger predators or disease can control perturbations in deer populations induced by man or natural factors.

Value to Science and Education

Natural areas serve as living classrooms and laboratories for the study of natural biological processes. We have seen above how important an understanding of these processes is to man. The Kendall-Frost Marsh Preserves in Mission Bay and the South Bay Marine Biology Study Area in San Diego Bay are excellent study areas for local educational institutions.

Value as a Baseline for Environmental Monitoring

Wildlife can act as a barometer for environmental pollution. The reproductive failures of the sparrow hawk in England indicated high pesticide levels in the environment.

Eutrophication or accelerated aging in surface waters demonstrates excessive phosphate levels in sewage entering estuaries. Geologists use the condition and type of surface vegetation to warn of landslides and earthquake fault traces. Archaeologists use oak trees as indicators of potential indian habitat sites.

- o Erosion Control -- Native plants have adapted to local soil conditions. They inhibit erosion and require no maintenance once established. As a natural ground cover, native plants absorb water and offer watershed protection, thereby reducing the potential for flooding.

FINDING 3 It is the policy of the State of California to:

"prevent the elimination of fish and wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plants and animal communities. . ." (34)

FINDING 4 San Diego County has a variety of habitats, each unique by virtue of its composition and geographic distribution. The California Fish and Game Plan lists the following habitat acreages in San Diego County for 1963. (35)

<u>Habitats</u>	<u>1963 Acreage</u>	<u>Percentage of County Total</u>
Chaparral	1,121,580	41.2
Low Desert	645,780	13.7
Coast Sagebrush	364,365	13.4
Grassland	165,388	6.1
Urban-Industrial	122,275	4.5
Woodland-Grass	85,625	3.1
Agriculture	58,147	2.1
Pine-Fir-Chaparral	55,290	2.0
Juniper-Pinyon	35,165	1.3
Lakes, Bays, Reservoirs	32,795	1.2
Woodland-Chaparral	15,570	0.6
Barren	10,950	0.4
Inland Sagebrush	5,190	0.2
Riparian (Streamside)	5,000	0.2
Marsh	1,000	trace
Seasonal Marsh	1,000	trace

FINDING 5 A number of San Diego County areas have been identified as vegetation and wildlife habitats of national and Statewide importance. (36) See Appendix B.

FINDING 6 The key to the preservation, maintenance, or enhancement of a fish or wildlife species is directly dependent upon the condition and extent of its habitat. Animals, like man, must have a suitable environment in which to live. Without it they die. (35) Animals can act as barometers of the quality of the environment. Reproductive failures among American Peregrine falcons, California Brown pelicans and Brandt's cormorants indicate that significant amount of chemicals or pollutants exist in the environment.

FINDING 7 Representative samples of each habitat or plant community must be conserved to maintain a viable, self-perpetuating ecosystem. Certain habitats increase in importance where they're locally endangered. Many rare and endangered species of plants and animals are specific indicators of threatened habitats or plant associations.

FINDING 8 Scientific study of natural habitats by local academic institutions can provide valuable information for decisions affecting vegetation and wildlife.

FINDING 9 The State has recognized the need to preserve wildlife habitats by modifying the Williamson Act and other open space laws. State law (Senate Bill 702 - Appendix I, adopted in October, 1973) provides that wildlife habitats on private property

may be placed under an open space easement. The County Assessor is required to assess open space easements by using the average current per-acre value of such lands within the County, rather than their potential value.

FINDING 10 The California Fish and Game Plan has identified five environmental concerns which apply to San Diego County: (37)

- o Preservation of endangered species;
- o Conservation of riparian (streamside) habitats;
- o Management of wetlands, bays, and estuaries;
- o Proper utilization of pesticides; and
- o Management of water resources.

FINDING 11 San Diego County habitats support a number of species of wildlife considered by the California Department of Fish and Game, the United States Wildlife Service, and other conservation experts to be endangered, rare or threatened. (38, 39, 40) See Appendix C. The number of species on these lists increases each year.

FINDING 12 The California Native Plant Society (CNPS) has identified 79 species of plants considered endangered or potentially endangered within San Diego County. (41) See Appendix D. The CNPS has identified a total of 169 endangered species in the State of California.

FINDING 14 Conservation of endangered species must include management of all resources necessary for their survival. Thus, the endangered California least tern cannot be preserved by only setting aside beach nesting sites, because the species also requires shallow water fishing areas and mud flats for roosting.

FINDING 15 Coastal sport and commercial fisheries are an important local economic resource. They are dependent on the existence of a stable anchovy population.

FINDING 16 Bays, lagoons, estuaries provide essential habitats in the life cycle of many popular sport fish.

POLICIES AND ACTION PROGRAMS

POLICY 1 The County will act to conserve and enhance vegetation, wildlife, and fisheries resources. These actions may include land purchases, land use controls such as zoning, the establishment of wildlife preserves under the Williamson Act, purchase at less than fee, and other forms of tax relief.

Action Program 1.1 Establish resource conservation areas to conserve and enhance native vegetation and wildlife. These areas will include: areas of high value to wildlife; areas necessary for the protection and perpetuation of rare, endangered, and threatened species; and areas important for scientific study. Undertake necessary studies to designate and regulate resource conservation areas.

Action Program 1.2 Include the status and condition of rare and endangered species, riparian habitats, wetlands, natural lagoons, bays and estuaries, and water quality within San Diego County in the annual state of the environment report. See Introduction.

Action Program 1.3 Publicize the wildlife habitat preserve provisions of the Williamson Act and other open space laws. See Soil Action Program 3.1.

Action Program 1.4 Accept all donations of land which have high wildlife value. Where appropriate, San Diego County shall attempt to exchange donated lands of high wildlife value with other jurisdictions equipped to protect and manage such lands for other lands more appropriate to County needs. Criteria will be formulated to identify lands of high wildlife value.

Action Program 1.5 Encourage early environmental analysis for impacts on native vegetation and wildlife, and prepare design criteria for public and private development projects.

Action Program 1.6 Encourage the expansion of agriculture greenbelt areas whenever possible in San Diego County.

POLICY 2 San Diego County shall coordinate with appropriate Federal, State and local agencies to conserve areas of rare, endangered, or threatened species.

POLICY 3 The County will use the EIR process to identify, conserve and enhance unique vegetation and wildlife resources.

Action Program 3.1 Include a detailed analysis of the nature and extent of potential adverse impacts in the EIRs of all projects which contain the following habitats:

- o Grasslands;
- o Woodland-Grass;
- o Pine-Fir-Chaparral;
- o Juniper-Pinyon;
- o Lakes, Bays, Reservoirs;
- o Woodland-Chaparral;
- o Inland Sagebrush;
- o Riparian;
- o Marsh;
- o Seasonal Marsh; and
- o Wildlife Migration Routes.

POLICY 4 Wildlife conservation shall be given a high priority in County park acquisition and development programs.

Action Program 4.1 Prepare detailed guidelines for appropriate wildlife management as part of the revision of the San Diego County General Plan Recreation Element.

Action Program 4.2 Initiate a wildlife conservation education program.

POLICY 5 San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.

Action Program 5.1 Use compatible native plants for landscaping and erosion control on public projects whenever functional and economical. See Soil Action Program 8.1.

POLICY 6 If a project is determined to have a significant adverse impact on plants and wildlife, an acceptable mitigating measure may be a voluntary donation of land of comparable value to wildlife.

Action Program 6.1 Revise appropriate ordinances and procedures to accept land of comparable value to wildlife as a mitigating measure. The County's selection of these mitigation areas will be based on the following criteria:

- o Habitats or environmental resources in mitigation areas should be the same type as those impacted.
- o Mitigation areas should be as close as practical to the impacted resource.
- o High priority should be given to preservation of endangered habitats or other resources as mitigation areas.
- o Mitigation areas within or adjacent to designated (planned) conservation areas (i.e., State reserves, ecological preserves, U.S. Forest) will be given high priority.

POLICY 7 The County shall establish procedures for acquiring significant wildlife habitats in areas of rapid urban development and areas of projected urban development.

Action Program 7.1 Direct the Office of the Chief Administrator to determine whether the Local Park Land Dedication Ordinance is a reasonable vehicle for acquiring wildlife habitats, and if not, recommend alternate ordinances for this purpose.

POLICY 8 The County will support legislation which limits the commercial fishing or anchovies to bait fishing in near shore waters.

HABITAT MODIFICATION

FINDINGS

FINDING 17 Although man's actions can enhance the environment and some native species, the majority of man-modified habitats are ecologically poor compared to those which have naturally evolved. Man-modified habitats typically require more water, nutrients, and energy to be sustained. They are simplified ecosystems whose populations are usually susceptible to wide fluctuations.

FINDING 18 Large-scale habitat modifications may improve habitat conditions for certain species to the extent that they become a nuisance. For example, gulls are attracted to airports because the large expanses or runways are suitable for roosting. However, gulls may collide with aircraft and cause serious accidents. Gulls often feed at sanitary landfills and may become a nuisance. Many other species are similarly affected.

FINDING 19 Native species frequently cannot adapt to man-made habitats. The example of swallows using man-made structures is an exception. Such animals as dogs, cats, pigeons, starlings, House sparrows, House finches, and House mice are highly successful in man-made habitats. However, these animals frequently compete with native species and displace them in highly modified habitats. Specific examples of how we unknowingly encourage urban wildlife are:

- o The design of buildings, bridges, and other structures frequently provides micro-habitats which attract urban wildlife. For example, building ledges and tile roofs provide nesting sites for House sparrows and pigeons, increasing unsanitary conditions, odor, and parasites.
- o Landscaping with non-native plants provides food sources and roosting and nesting sites for urban wildlife. For example, starlings, House finches, and House sparrows often nest in ornamental palm trees.
- o New roads provide avenues of colonization for introduced species and often form barriers to movement of native wildlife. Interstate Highway 8 apparently forms an impassable barrier to Peninsular bighorn sheep, a rare species in California. Automobiles act as nondiscriminatory predators of wildlife attempting to cross highways.
- o Urban predators, such as dogs and cats, take a high toll of local native wildlife. These pets also transmit diseases such as rabies to and from wildlife.
- o Misuse of sling-shots and air rifles is probably responsible for a significant percentage of local wildlife loss.
- o Escaped pets may reproduce in the wild and become pests in nearby areas. The Monk parakeet, a serious agricultural pest in Brazil, has escaped captivity and is breeding in several areas in the United States, including Southern California. Several species of parrots, Brazilian cardinals, Mynas, and European jays survive freely in the San Diego area.
- o Off-road vehicle misuse has caused serious erosion, plant destruction, and interfered with normal wildlife activity.
- o Excessive fertilization of landscaped and agricultural areas has caused serious water quality problems.
- o Excessive watering is harmful and sometimes fatal to many native species of plants, particularly chaparral species and native oak.

FINDING 20 Vegetation removal is not presently subject to the environmental review process. Therefore, there is no method for monitoring its effects. Vegetation removal is the single, most important human action impacting local wildlife. Vast areas are sometime cleared for agricultural purposes or residential development before filing an EIR.

FINDING 21 Chaparral vegetation has been artificially prevented from undergoing the natural renewal process of periodic burning and regrowth. This unique and often unappreciated plant community apparently evolved with periodic burning and depends on burning to remain healthy. Artificial fire suppression, usually to protect property in chaparral areas, has led to an accumulation of vegetation with exceptionally high fuel content, increasing its fire hazard.

FINDING 22 Artificial vegetation control methods, such as the use of herbicides and mechanical removal, may have adverse or beneficial environmental impacts on local vegetation and wildlife communities.

FINDING 23 Controlled burning is the artificial method most closely matching the natural renewal process. This method does not usually cause adverse environmental impacts on vegetation and wildlife. In Southern California, it is difficult to fully control a chaparral burn. Furthermore, air pollution standards frequently do not permit controlled burning, even for fuel control purposes.

FINDING 24 There is no Countywide comprehensive fire-fuel management plan which takes into account the natural renewal process of periodic burning and regrowth of chaparral. As a result, there is no overall schedule for timing of controlled burning or plan for the placement or design of fuel breaks.

FINDING 25 A comprehensive multi-jurisdictional fire-fuel management plan is needed because:

- o Of catastrophic wild fires such as the Laguna fire of 1970;
- o Practical solutions can be tried and evaluated only on a large area and over a long period;
- o Evaluation of adverse and beneficial environmental impacts involve large-scale systematic applications of techniques to chaparral management problems;
- o The degree of fuel management should approximate the scale of the wildfire problem; and
- o There are no established criteria for applying multiple fuel management techniques.

FINDING 26 Land management and fire control agencies have proposed a demonstration fuel management project. The project, to include 150,000 acres in the Laguna Mountains, would be the first of its kind in the State. This project will be known as Chaparral, Research, Environmental Analysis, and Management (CREAM).

FINDING 27 Various types of pollution adversely impact vegetation and wildlife in San Diego County:

- o Air pollution interferes with the photosynthetic process of many native plants. (42)
- o Chemicals accumulate in the diet of many species of wildlife and become toxic. Wildlife may die directly from the toxic effects of some chemicals. Pesticides such as DDT have drastically decreased the reproductive ability of California Brown pelicans, American Peregrine, falcons, and Brandt's cormorants. (43)
- o Dams or diverse projects withhold natural river and stream flow, modifying habitats upstream and down.
- o Sewage effluent frequently substitutes for natural river flow and contains a high proportion of nutrients. These nutrients frequently accelerate plant growth and anaerobic chemical reactions which, in turn, adversely affect natural biological cycles. (44)
- o Run-off from urban, agricultural, and industrial areas exposes vegetation and wildlife to concentrations of petrochemicals, pesticides, fertilizers, and other potentially harmful chemicals.
- o Excessive noise interferes with feeding and reproductive activities of wildlife, decreasing production. (45)
- o Litter may be ingested by wildlife, frequently causing their death.
- o Heavy metals, a form of industrial chemical pollution, are often introduced to coastal wetlands, causing cumulative adverse impacts on vegetation and wildlife.
- o Thermal pollutants from industrial cooling facilities modify the aquatic environments by affecting ambient temperatures. Aquatic organisms react by growth rate increase or decrease, upsetting natural ecological balance.

FINDING 28 In the coastal plain and foothills, the modification of habitats for agriculture, heavy recreation, and urban uses has caused significant reduction in native vegetation and wildlife. (46)

FINDING 29 The habitats of the coastal and foothill regions are in need of

immediate environmental conservation measures because of rapid urban development occurring there.

FINDING 30 San Diego County has lost 67 percent of its high-value coastal wetlands within the past 100 years. (47) This loss has resulted from: 1) the attractiveness for development of these scenic coastal wetlands; and 2) their short-term utility for waste disposal and their accessibility to transportation for industry. Conservation efforts in these areas have been hampered by inadequate land use controls and insufficient land acquisition funds.

FINDING 31 The preparation of a coastal plan for California by the Coastal Zone Commission may solve some of the long-term problems of managing this resource.

FINDING 32 Streamside or riparian habitats support a more diverse wildlife population than most other local habitat types. (48) There are only about 5,000 acres (0.2 percent of the total land area) of streamside habitat in the County. The California Fish and Game Plan estimates a 15 percent loss of this habitat by 1980. (49) This loss is greater than expected for any other habitat type. For these reasons, streamside habitats require immediate conservation measures in areas of rapid urban development.

FINDING 33 Fresh water fishing is primarily limited to reservoirs where fish are stocked for sport fishing. Some areas of the lower San Diego River are also used, but other streams are intermittent and cannot support year-round fish populations.

FINDING 34 The capture and use of native animals as pets has contributed to the decline of these animals in San Diego County. Although most native birds in San Diego County are protected by State and Federal laws, most reptiles and nongame animals are not protected. The use of these animals as pets has usually led to the debilitation and eventual death of the animals and may lead to real health hazards to those keeping them.

FINDING 35 Although initial studies of the effects of offshore sewage disposal have not indicated significant adverse impacts, studies offshore of Los Angeles and Orange Counties have shown an increase in diseases, such as skin tumors of some local fish. (33)

POLICIES AND ACTION PROGRAMS

POLICY 9 When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their designs to protect existing habitat.

Action Program 9.1 Prepare quantitative and qualitative standards for determining significant adverse impacts on vegetation and wildlife. These standards shall

define detrimental streambed modification, habitat destruction, noise, air pollution, and effects on vegetation and wildlife.

POLICY 10 San Diego County shall investigate the establishment of public off-road vehicle (ORV) parks and encourage private ORV parks in appropriate locations. Same as Soil Policy 12.

Action Program 10.1 Initiate a program to establish ORV control zones where the use of ORVs is limited or eliminated from sensitive vegetation and wildlife habitats.

POLICY 11 Initiate preparation of a regionwide comprehensive fire-fuel management plan.

Action Program 11.1 Formulate a comprehensive fire-fuel management plan in conjunction with other agencies. This plan will be based on the results of projects such as CREAM. See Finding 26.

POLICY 12 The County will attempt to identify, reduce and eliminate all forms of pollution which adversely impact vegetation and wildlife.

POLICY 13 Flood control measures shall, whenever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream flow volumes. No structures or excavations which adversely affect floodplain vegetation and wildlife, or decrease their value as migration corridors, should be permitted. See Water Policy 17 and Policy 25.

Encourage the use of flowage and open space easements in floodplains and high value habitat areas for the conservation of vegetation and wildlife.

POLICY 14 Sand mining rehabilitation plans shall specifically address the enhancement of vegetation and wildlife.

Consider the wildlife value of the original site and the local status of that habitat in reviewing sand and gravel mining permits.

Encourage the development of sport fishing facilities where appropriate in sand extraction rehabilitation plans.

POLICY 15 San Diego County shall discourage the use of wild native animals as pets.

Action program 15.1 Prepare and consider adopting an ordinance to make it illegal to possess native species of reptiles, birds, and mammals consistent with the California Fish and Game Code unless a valid permit is issued for scientific study or veterinary purposes.

Action Program 15.2 Initiate an education program to inform County residents of the potential health risks and adverse environmental impacts of keeping native species of animals as pets.

POLICY 16 The County will regulate major land clearing projects to minimize significant soil erosion, destruction or archaeological, historic and scientific resources and endangered species of plants and animals.

Actions Program 16.1 Prepare a land clearance ordinance in conjunction with other appropriate agencies. This ordinance will establish a discretionary permit procedure. The ordinance should include:

- o Minimum project size requiring a permit;
- o Standards for evaluating permits;
- o Mitigating measures;
- o Exemptions;
- o Appeal procedures; and
- o Enforcement procedures.

Action Program 16.2 Revise the Grading Ordinance to more clearly define "agricultural" grading.

POLICY 17 No use or development subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which has been delegated decision making authority by the Board) would have significant adverse impacts on: 1) any species of plant or animal identified as rare, endangered, or threatened by the State of California or the United States Department of the Interior, or 2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns. The project sponsor shall demonstrate that no significant adverse impact will incur on such species or provide adequate mitigating measures to protect them.

CHAPTER 5

MINERALS

San Diego County has a wide variety of mineral resources. Some of these, such as sand, gravel, and dimension stone, are essential to the construction industry and the region's economy. Other minerals occur in such limited amounts that they are of minor value.

Geologic factors determine the type, location, size, and concentration of all mineral resources. There is a direct association between specific types of mineral deposits and the host rock which contains those deposits. For example, in San Diego County gold and tungsten occur mainly in metamorphic rocks, while concrete quality sand is found in the floodplains of the major river valleys.

In San Diego County there are four general rock types: (50)

- o Most of the mountainous terrain in the eastern portion of the County is underlain with Cretaceous Age granitic rocks, including diorites, gabbros and quartz diorites.
- o Mesozoic Age metamorphic rocks such as schist, gneiss, and marble crop out in the western foothills as elongated bands within the granitic rocks and in the desert east of the mountains.
- o The coastal or western portion of the County is covered with essentially Tertiary Age flat-lying, consolidated sedimentary rocks. Sandstone, conglomerate and mudstone are the principal rock types. Tertiary Age consolidated sedimentary rocks which have undergone extensive folding and faulting crop out in portions of the desert basin in the eastern portion of the County.
- o Strips and patches of recent alluvium, including sand, gravel, silt, and clay are found in the river and stream valleys, around the lagoons, in the intermountain valleys, and in the desert basins.

Economic Factors

Geologic, not economic, considerations are the dominant factors determining the ultimate availability of most minerals. (51, 52, 53) Mineral deposits are generally rare and nonrenewable. The lifetimes of estimated recoverable reserves of most mineral resources at current mineable grades and rates of consumption are generally less than 150 years.

Economic factors usually determine when and if a mineral deposit will be mined. Obviously, sale proceeds must exceed the costs of mining, processing, and distribution. Rapid changes in the market value, as well as advanced mining technology, have major impacts on the economic feasibility of mining a particular mineral deposit.

The mineral products mined or excavated in San Diego County can be broken into two categories -- high unit value and low unit value. Mineral products whose unit value is high enough to offset long-range transportation costs can compete on the world market. On the other hand, bulk products of low unit value must be mined near the point of use.

Land Use Conflicts

Mining activities tend to create large, unsightly holes and scars on the land. They may also generate dust, noise, blasting vibrations, and truck traffic. For these reasons, they are commonly considered noncompatible land uses in residential or recreational areas.

Encroachment of residential areas is a very common problem affecting sand and gravel deposits near cities. Mining sites of these low value products need to be located quite close to where they are used, which makes them susceptible to being overrun by the very communities they serve.

Other Factors

Except for construction materials, most of the mineral deposits in San Diego County cannot be economically mined at this time. However, the following factors should be taken into account in deciding whether a deposit is worth protecting:

- o Changes in economic situation. Increased commodity prices, labor costs, changes in mining technology, or a national emergency may make marginal deposits economic to mine.
- o Historical value. The Julian gold mining district is a visible reminder of a dramatic period in our local history. The area and remaining mines have economic value as tourist attractions. Some effort has already been expended to preserve the historic sites of the Julian area.
- o Mineral collecting localities. Rock and mineral collecting is a significant form of outdoor recreation in the San Diego area. Generally, old mines and prospects are the best collecting localities. Many deposits are worth protecting for this reason alone. The gem mines of Pala, Rincon, Mesa Grande, and Ramona are among the best collecting localities in the United States.

- o Unique geologic localities. Mineral deposits are, almost by definition, unique geologic features. Every deposit illustrates some interesting detail of the earth's structure or chemistry. Thus, they are of interest to students, scientists, and the general public, as well as to mine operators.
- o Points of interest. Mines and mineral deposits provide focal points of interest for the County's open space planning effort. An example is the old Stonewall mine in Cuyamaca State Park.

SAND, CRUSHED ROCK, DIMENSION STONE AND RIPRAP

Sand and crushed rock are used as aggregate in Portland cement concrete and asphaltic concrete for construction. Blocks of granite rock (dimension stone) are quarried for decorative rock, monuments, and surface plaster. Large irregular blocks of stone are periodically quarried for use as riprap to protect land from erosion by waves and flooding. "Decomposed granite" is taken from a number of small pits for use as a base under road pavements and cold mixed asphaltic pavement.

Of the rock products utilized in San Diego County, concrete quality sand is the shortest supply. The major river valleys are by far the most important source of sand in this area. Much of the theoretically available sand is unobtainable because of noncompatible land uses and/or community opposition. Based on the 1974 "River Sand Resource Study", it is estimated that all of the then currently available sand in the river valleys of western San Diego County would have to be mined to provide a 50 year supply.

Roughly two-thirds of available sand is in the San Luis Rey River in the North County Market Area, and one-third is in the rivers of the Metropolitan Market Area (MMA) (see Table 1). As indicated in Figure 3, this area is considered to be south of, and including, the San Dieguito River and west of the Laguna Mountains. If all of the river sand in the MMA were recoverable, there would be no problem with supply of construction quality sand well beyond the foreseeable future.

Metropolitan Market Area supplies of construction quality sand under special use permit will apparently be exhausted in the next few years. Total MMA sand resources could last until shortly after the turn of the century (30 to 40 years) if conservation measures are practiced and new permits can be obtained.

TABLE 1
TOTAL VOLUME OF CONSTRUCTION QUALITY SAND
BY RIVER BASIN
(Volumes in Cubic Yards)

<u>Drainage Basin</u>	<u>Available</u>	<u>Total</u>	<u>Total Volume Concrete Sand</u>	<u>Percentage</u>
NORTH COUNTY MARKET AREA	234,836,000	391,081,000	233,454,000	31.2
San Luis Rey	234,836,000	391,081,000	233,454,000	31.2
METROPOLITAN SAN DIEGO MARKET AREA	116,914,000	626,787,000	488,079,000	59.8
Upper San Diego	23,151,000	145,298,000	116,724,000	15.6
Lower San Diego	7,233,000	64,814,000	26,547,000	3.5
Sweetwater	56,098,000	111,983,000	88,998,000	11.9
Tijuana	4,499,000	18,653,000	8,651,000	1.1
San Dieguito	<u>25,933,000</u>	<u>286,039,000</u>	<u>207,159,000</u>	<u>27.7</u>
TOTAL	351,750,000	1,017,868,000	681,533,000	
Excess in Area Under Special Use Permit		<u>68,381,000</u>	<u>65,302,000</u>	<u>8.7</u>
TOTAL		1,086,249,000	746,835,000	99.7

FINDINGS

FINDING 1 The total volume of construction quality sand in the major coastal river basins is over 681 million cubic yards.

FINDING 2 Sizable deposits of construction quality sand exist within incorporated areas. The San Pasqual Valley within the City of San Diego contains a large quantity of construction sand which is relatively close to the rapidly growing northern portion of the Metropolitan Market Area.

At the present time, the City is encouraging agricultural uses in the area and only permits excavation of a shallow flood control swale.

FIGURE 4 GOES HERE

TABLE 2
HAULING CHARGES
AS OF SEPTEMBER, 1974
(Updated from the San Diego County River Sand Resource Study)

<u>River Basin</u>	<u>Production Area</u>	<u>Hauling Charge in (\$) Per Ton To Interstate 8 and State Route 163 Metropolitan Market Area)</u>
San Luis Rey	Pala	3.08
San Dieguito	Lake Hodges	1.59
	San Pasqual	1.86
San Diego	Lakeside	1.18
	Mission Valley	0.43
Sweetwater	Jamacha	1.23
	Dehesa	1.41
Otay	Otay	1.10
Tijuana	San Ysidro	1.15

FINDING 3 Construction quality sand can be produced by crushing larger material. Sand produced by crushing rock is more costly and produces a cement which is less fluid; however, where concrete of superior strength is required, artificial sand may be preferable. The use of natural sand is generally more desirable for both economic and technical reasons.

FINDING 4 There are deposits of construction quality sand in the mountains and desert portions of the County. Where these deposits occur near highways or railroads, they may be of local or long-range importance to the extraction industry.

FINDING 5 Hauling costs rule out transporting sand from northern or eastern areas of the County to the Metropolitan Market Area (MMA). A large portion of the cost of sand is attributable to transportation.

TABLE 2 represents hauling charges from selected production areas along major river basins to the Metropolitan Market Area. The intersection of State Highway 163 and Interstate 8 has been considered the center of the MMA.

FIGURE 4 GOES HERE

Sand transportation from Pala in the San Luis Rey River to the center of the MMA will have a 41 percent higher cost than a ton of sand transported from the Lakeside area of the Upper San Diego River. Put in another way, nearly one-half of the delivered cost of a ton of sand from the Pala area to the center of the MMA would result from transportation cost, while transportation would account for only about one-fourth of the cost of a ton of sand delivered to the same location from the Lakeside area.

FINDING 6 Availability of construction quality sand is becoming very limited. Although there is an adequate amount of this necessary mineral resource in the MMA, residents near the proposed extraction areas often object, for aesthetic and environmental reasons, to extraction. In recent years, extractors have not been able to obtain extraction permits. The County "River Sand Resource Study" has classified sand-bearing land as "Unavailable", "Questionably Available", and "Available". Lands in the "Available" category (assuming industry's ability to obtain extraction rights from the owners and to obtain Major Use Permits) are estimated to contain 351 million cubic yards of construction quality sand. About two-thirds of this amount is located in the San Luis Rey River in the North County Market Area, while the remaining one-third (116 million cubic yards) is in the MMA.

FINDING 7 Sand presently available under existing permits is sufficient to supply the County's needs for only the next few years. See Appendix E. As of September, 1974, 11.6 million cubic yards of construction quality sand were authorized for extraction in the MMA by special use permit. The MMA has experienced a mean annual production rate of 1,481,000 cubic yards during the years 1969-1972. (53)

FINDING 8 The total demand for the MMA to 1995 is estimated to be between 34 and 50 million cubic yards. See Appendix E. The lower figure results from the projection of the mean annual production rates during the years 1969-1972. The higher figure results from the projection of the annual consumption rate of 1.5 cubic yards per person. (53)

FINDING 9 In the past, the absence of long-range comprehensive planning for local extraction operations has resulted in a proliferation of shallow pits, inefficient utilization of sand resources, little or no rehabilitation of extraction sites, public health and safety hazards, urban encroachment into extraction areas and community objections to extraction operations. Current County practices limit sand extraction permits generally to a length of five years. The purpose of this practice is to allow frequent review of extractive operations. These practices have been used in lieu of an overall sand extraction management plan.

Representatives of the industry have assisted the County in preparing the "River Sand Resource Study". This study provides a valuable data base for future planning efforts. (53)

FINDING 10 In recent years, considerable community opposition has developed to sand extraction and rock quarrying operations. Residents object to dust, noise, blasting vibrations, truck traffic, safety hazards, and unsightly scars on the land.

- o Site rehabilitation generally has not been an integral part of sand extraction and rock quarrying operations. Historically, excavated sites have been abandoned at the conclusion of extraction operations. These nonrehabilitated sites frequently result in scarred topography and potential safety hazards. Open pits often have steep walls and standing water. In some locations, sand pits have become mosquito breeding habitats.

The California Mining and Reclamation Act of 1975 (SMARA) now requires that all new and existing extractive operations submit reclamation plans. In San Diego County this law is implemented by Sections 87.701-87.714 of The Grading Ordinance.

- o Groundwater flow may be impeded and increased erosion and siltation may result during times of flooding.
- o Noise and dust may accompany sand extraction operations.
- o Truck traffic is generally not compatible with residential areas.
- o Extraction operations often result in the destruction of significant wildlife habitats. Sand deposits typically occur in river beds which support riparian or streamside habitats. These wildlife habitats constitute only 0.2 percent of the County's total land area. See Vegetation and Wildlife Habitat Finding 31.

FINDING 11 Obtaining a Major Use Permit is the procedure by which an extraction operation is approved by the County. This procedure allows application of certain conditions of approval and can provide for the periodic review of the permit.

FINDING 12 Some aspects of extraction operations are regulated by the San Diego Regional Water Quality Control Board (RWQCB), the State of California Department of Fish and Game, the Air Pollution Control District (APCD), the California Department of Transportation (CalTrans), and other agencies. Sand extraction operations must obtain waste discharge requirements from the RWQCB. The RWQCB often requires siltation basins which must be flood-proofed and sealed. Modification to stream beds requires review by the Department of Fish and Game. The APCD enforces emission standards for particulates and off-highway vehicles. Caltrans may require road modifications at points of ingress and egress to State highways.

FINDING 13 A critical need exists for an overall strategy for selecting proper extraction sites, for promoting the wise utilization of resources, for ensuring the proper

rehabilitation of mined areas, and to minimize hazards and conflicts with other land uses. An overall strategy for the conservation and management of resources should be based on wise utilization of existing deposits within the MMA. An adequate supply of construction quality river sand is a vital factor in the production of concrete and plaster products and is, therefore, important to the vitality of the region's economy.

FINDING 14 The adequate supply of construction quality aggregate is a regional problem. The location of sand supplies is not determined by political boundaries. Policy coordination between the County and other jurisdictions having aggregate deposits should be achieved.

FINDING 15 To be effectively implemented, extraction plans and programs must be economically and technologically feasible, as well as environmentally sensitive.

Time Duration

Duration of Major Use Permits for extraction should allow for the completion of the project, normal amortization of capital investment, and the optimum recovery per acre of the resource.

Extraction operations inherently require the expenditure of large amounts of capital for land acquisition, extraction and processing machinery, off-site public improvements such as roads, site rehabilitation, fencing, and landscape screening and pollution prevention (air, water, noise) to make the operations less objectionable to nearby residents. For the operator to obtain and commit large amounts of capital, reasonable assurance that the operation will be permitted throughout the life of the deposit is a necessity and the total amount of capital required must be predictable.

Deep Mining

Resource excavation which incorporates environmental safeguards, site rehabilitation, and reuse is possible below the water table. The technology exists in the form of various types of diesel and electrically powered dredges (clam, ladder, hydraulic, and slack-line) and draglines to extract sand from depths of more than 200 feet.

The scientific knowledge and technological expertise exists to develop, enhance, and manage these resultant bodies of fresh water. Such lakes could be ecological and aesthetic assets to the surrounding area. When considering reuse of a given site for recreational purposes, numerous factors must be dealt with, including depth of deposit; elevation of water table relative to depth of deposit; water quantity, quality and temperature; the discouragement of plant growth; and future land uses in proximity to the created lake.

When deep mining operations are involved, special attention must be given to protecting the water rights of water districts, utility companies, and property owners in these areas.

Rehabilitation

Rehabilitation and reuse of plans must be based on long-range planning for recreation and residential uses, and provide for the protection of the riparian (streamside) habitat by reestablishing native plant species.

FINDING 16 In the western portion of San Diego County there are at least 21 areas that appear to be suitable for extraction of sand, gravel, or rock. The nine deposits listed below are within the unincorporated area:

San Luis Rey River	(sand)
San Dieguito River	(sand)
San Diego River	(sand)
Sweetwater River	(sand)
Gopher Canyon	(riprap)
San Ysidro Mountains	(crushed rock, riprap)
Beeler Canyon	(crushed rock)
Lakeside	(crushed rock)
Mission Valley	(crush rock, riprap)

These deposits should be protected as reserves of aggregate by application of resource conservation areas, extractive land use designation, appropriate land use regulations (generally S82), or other appropriate action.

FINDING 17 The following deposits of sand, gravel, and rocks are within incorporated portions of the County:

San Pasqual	(sand)
Tijuana River	(sand)
Meadowlark Ranch	(riprap)
Miramar	(crushed rock)
Border Highlands	(crushed rock)
Sorrento Valley	(sand)
South Coast Asphalt	(crushed rock)
Oceanside (Crystal Silica)	(specialty sand)
Wyrock	(crushed rock)
Carroll Canyon	(crushed rock)

While the County has no jurisdiction in these areas, it should encourage their protection because they constitute reserves for the future use of all County residents.

POLICIES AND ACTION PROGRAMS

POLICY 1 The County will, to the extent practicable and appropriate, conserve construction aggregate resources in the entire County to ensure a minimum of 50 years supply.

POLICY 2 The County will regulate extraction activities to minimize hazards and conflicts with other land use as well as to preserve and enhance the appearance of the area and to minimize environmental impacts. The County will periodically review extraction operations to ensure that they meet performance standards.

POLICY 3 The extractive overlay designation, as defined in Policy 2.6 of the Land Use Element, will be applied to appropriate areas throughout the County. The extractive designation reads as follows:

(25) Extractive

- This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with mining are also allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcel outside of the extractive designation.
2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan Amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be redesignated to the underlying designation. Such General Plan Amendment and redesignation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the extractive designation exists.

POLICY 4 The County will manage aggregate resources through a phased program as follows:

Phase 1 Maintain a map inventory of aggregate sources and their availability.

Phase 2 Identify those deposits which are economically viable for extraction. Amend the General Plan to include those areas in resource conservation areas.

Phase 3 At the Community Plan or Subregional Plan scale, identify those aggregate resource conservation areas where mining should be the dominant use and amend the General Plan to apply the "Extractive " land use designation.

Phase 4 Where the General Plan has been amended to the extractive designation, the zoning should be changed to S82 or other appropriate zoning.

Phase 5 The County, with input from the extraction industry and other interested parties, may prepare and adopt a Specific Plan for each resource conservation area.

Phase 6 Apply to the State Mining and Geology Board for classification of all aggregate deposits in the unincorporated portion of the County. Apply to the State for designation of those portions of the deposits which are economically minable and can reasonably be expected to be available for extraction. Coordinate with other jurisdictions on classification and designation of those deposits partially or completely out of County jurisdiction.

Phase 7 The County will evaluate and regulate each application for mining through the Major Use Permit process. These permits may be applied for and may be granted in any General Plan designation. Each will be reviewed on its own merit and will be subject to the provisions of the California Surface Mining Act and the California Environmental Quality Act and other provisions of law.

Action Program 4.1 Undertake a feasibility study determining the appropriate procedures, methods and requirements for preparation of Specific Plans to implement Policy 4. This study shall include:

- o The technical, environmental and legal basis for preparation of Specific Plans for extraction operations.
- o The owner, extractor and public interest in the preparation of such Specific Plans.

- o Determine appropriate cost-sharing methods between the County, the extraction industry, and others for preparation of Specific Plans.

Action Program 4.2 Undertake appropriate studies to determine the suitability of the following areas for extraction and initiate public hearings to apply the extractive land use designation and appropriate land use regulations.

San Luis Rey River
San Dieguito River
Sweetwater River
Gopher Canyon
Beeler Canyon (Poway)
Mission Valley (unincorporated portion)

Action Program 4.3 Designate the San Diego River Project as the vehicle for preparation of a Specific Plan for sand extraction along the Upper San Diego River.

Action Program 4.4 Apply to the State geologist for classification and designation of major aggregate sources.

POLICY 5 For any given parcel of land, the County intends that progression through each one of the above phases represents a continually increasing level of commitment to mining as the most appropriate activity.

POLICY 6 Major Use Permit conditions of approval will provide for optimum utilization of on-site aggregate resources, long-term permits, site rehabilitation and reuse, and minimal environmental disruption.

- o Deep mining is encouraged to maximize the volume of material removed per acre. Depths of excavations must be compatible with site conditions and the protection of adjacent properties.
- o The duration of Major use Permits will be sufficient to allow:
 - Completion of the project;
 - Amortization of capital investments required for operating expenses, equipment purchases, purchases of buffer zones, as necessary; and
 - Completion of site rehabilitation.

- Each site must be rehabilitated in concert with the adopted Specific Plan. Progressive rehabilitation should be used when appropriate. Upon completion of extraction operations, the site must be left in a condition suitable for reuse according to the rehabilitation plan.
- o To minimize environmental impacts, conditions of approval must include:
 - Landscaping and screening plans.
 - Controls for dust and noise pollution.
 - Provisions to reduce the potential for off-site soil erosion and siltation.
 - Provisions for flood protection.
 - Protection of surface and groundwater rights of upstream and downstream property owners.
 - Provisions for wildlife and lake management program when appropriate.
 - Provisions for abatement of potential truck traffic problems.
 - Provision for trails designated in the General Plan.
 - Provision for reduction of safety hazards associated with the "attractive nuisance" often created by extraction operations.
 - Provisions for vector control.
 - Extraction phasing plans.
 - Soil disposal plans.
 - Hours and days of operation.
 - Any other conditions deemed necessary.
- o Provision for the periodic, at least every five years, review of permit conditions of approval. This review will be for the determination of the adequacy of the conditions and to ensure the applicant is meeting the conditions.

OTHER MINERALS

The principal metallic commodities which have been mined in the County are gold, tungsten and copper; however, total production of these has been small. approximately six million dollars worth of gold was produced from 1870 to 1875 and from the late 1880's to 1900. Tungsten was mined during World War I. Gem minerals were actively mined between 1900 and 1912; recently many of these mines have been reopened. Salt has been produced by evaporation in San Diego Bay since 1869. (50)

FINDINGS

FINDING 18 San Diego County has an exceptionally wide variety of mineral deposits. Approximately 425 mines, claims, and claim groups have been located. (50) Of these 203 are metals and 222 are non-metals.

<u>Metals</u>	<u>No. of Deposits</u>	<u>Non-Metals</u>	<u>No. of Deposits</u>
Copper	7	Clay	21
Gold	130	Feldspar	23
Iron	4	Gems	29
Lead	2	Graphite	3
Manganese	19	Gypsum	2
Molybdenum	6	Limestone and Dolomite	15
Tungsten	26	Magnesium	1
Uranium and Thorium	5	Ogiclar gabbro	15
Misc. including beryllium nickel and tin	4 203	Prophyllite	5
		Quartz and Quartzite	17
		Salt	5
		Sand and Gravel	50
		Specialty sands	3
		Wallastonite	2
		Misc. including abrasives, baron, calcite, lithium, etc.	17 222

FINDING 19 Presently there is little serious mining of metals in San Diego County. Most metaliferous deposits not previously mined are either too small or of too low grade to be economically mined at this time.

FINDING 20 There is extensive extraction of non-metals in the County. The following commodities are being commercially extracted: (50, 54)

- o Gabbro "Black Granite" near Escondido and Lakeside;
- o Silica sand near Oceanside;
- o Salt from south San Diego Bay; and
- o Sand, gravel and rock at numerous locations.

FINDING 21 San Diego County contains some of the most interesting and important gem deposits in the nation. (50, 55, 56) Gems are found in pegmatite dikes in the Pala, Mesa Grande, Ramona, Rincon, Chihuahua Valley and Jacumba districts. Production consists of Tourmaline, Spodumene, Beryl, Topaz, Garnet and Quartz. Some material is cut as gems, but most is sold as specimens for collectors.

FINDING 22 Many mineral deposits which cannot presently be mined economically have high scientific, educational and recreational values. These deposits are of historical interest and are used extensively as collection localities. For example, the Dumortierite deposit near Alpine is one of the few places that mineral can be found in the nation. (57)

FINDING 23 Fifty thousand to one hundred thousand tons of salt are produced annually from salt ponds at the south end of San Diego Bay. (50) In addition to their industrial value, the salt ponds provide open space and habitat for shore birds. (The salt works is a point of scenic interest. The salt ponds are not within the unincorporated area of the County but are of regional significance.)

FINDING 24 In the County, most of the land under the jurisdiction of the United States Forest Service, United States Bureau of Land Management and the California Department of Parks and Recreation is open to mining claims. Claim holders are entitled to certain rights as to grading, timber and water. There are now adequate safeguards to prevent staking of fraudulent claims for residential or recreational use. (58)

FINDING 25 Prospecting or location of claims on Indian lands requires formal permission from the particular tribe. Some of the gem mines are on private holdings within Indian reservations.

POLICIES AND ACTION PROGRAMS

POLICY 7 The County will, to the extent possible, protect and preserve mineral deposits and historical mining sites available for necessary commercial extraction, and for scientific, educational and recreational uses.

Action Program 7.1 Maintain a mapping program to identify historical mining sites, high quality mineral collection localities, areas of unique mineralogical associations and areas of potential economic significance. Upon completion of the mapping program prepare appropriate policies and ordinances to ensure that these sites are not damaged, destroyed or illegally exploited.

UNIQUE GEOLOGICAL FEATURES

One of San Diego County's major assets is the three distinctive geographic provinces. These provinces from west to east are the Coastal Plain, Interior Upland of Ranges and Valleys (Peninsular Range Province), and the Salton (Imperial) Basin. Each province has a particular association of climate, topography, flora and fauna, and geologic setting. Within each province there are geologic features which are not only different from those found in the other provinces but are unique to their own province. In many cases these features are unique to California and the rest of the nation.

What makes a geologic feature unique varies considerably. A unique feature may be the best example of its kind locally or regionally, it may illustrate a geologic principle, it may provide a key piece of geologic information, it may be the "type locality" of a fossil or formation, or it may have high aesthetic appeal. Unique geologic features may be exposed or created from natural weathering and erosion processes or from man-made excavations.

Saving all unique geologic features is impossible because they are often very small or very large, are widely scattered or are on private property.

FINDINGS

FINDING 26 The Natural Resources Inventory (NRI) of San Diego County identified 67 unique geologic features. (54) This preliminary list (see Appendix G) includes stratigraphic formations, igneous rocks, fossil locations, and structural features. Many unique features such as mima mounds, migmatites, and exposures of the Sweetwater and La Nacion faults are not included in the NRI.

FINDING 27 The County does not have an active program for the identification and preservation of unique geologic features.

POLICIES AND ACTION PROGRAMS

POLICY 8 The County will, to the extent practical, protect and preserve unique geological features from destruction, damage or loss.

Action Program 8.1 Maintain a mapping program to identify unique geological features. These features will include geologic formations, fossil localities,

structural features, and landforms. Upon completion of the mapping the Planning Department will initiate a program to protect significant and unique geologic features.

Action Program 8.2 Initiate a program to designate littoral sand resource conservation areas. Propose policies and ordinances for the management of these areas.

POLICY 9 The County will encourage and initiate efforts to recycle waste products as construction materials. Such products include but are not limited to glass, broken concrete, asphalt, asphaltic concrete, and compressed trash.

CHAPTER 6

SOIL

Soils may be defined as that earth material which has been so modified and acted upon by physical, chemical, and biological agents that it will support rooted plants. The County Grading Ordinance defines soil as all earth material of whatever origin that overlies bedrock and may include the decomposed zone of bedrock which can be excavated readily by mechanical equipment.

The word soil has different meanings for various disciplines. The geologist and geographer generally consider soil as a succession of zones or horizons developed in place from bedrock (solid rock) by naturally occurring weathering processes, including leaching and oxidation, and which support life. See Figure 5. Soil may have been transported by wind or water and this process may substantially alter its characteristics.

The suitability of soil for urban and agricultural purposes must be carefully evaluated as one vital component for the proper management of land use and the conservation of resources. The natural processes which form a soil profile from bedrock may require thousands of years and the entire profile may be removed and destroyed by erosion

within a few hours. Soil engineers and engineering geologists are generally concerned with the mechanical properties of the soil profile and the underlying bedrock. They are particularly concerned with those mechanical properties which affect the design of highways and foundations. A soil report may include a discussion of shrink-swell characteristics, shearing strength, landslide potential, faulting, subsidence, compaction, erosion potential and a general description of geologic features of the site.

Soil is an irreplaceable natural resource requiring special attention for proper utilization. See Appendix L.

AGRICULTURE

The topic of agricultural soil is complex. In San Diego County, the physical properties of soil are not necessarily the principal factor determining the agricultural suitability of a particular area. Climatic conditions, water availability, and its cost, drainage, taxes and land development pressures are equally important.

There are a variety of methods currently used to rate agricultural soils. In California the two most commonly used systems are the Storie Index Rating System and the Soil Conservation Service's Capability Groups. One of the reasons for their widespread use is that the California Land Conservation Act of 1965, also known as the Williamson Act, uses these ratings in its definition of "prime agricultural land." Maps showing lands which meet this definition of prime agricultural land are available at the Department of Planning and Land Use.

The Storie Index is a rating system which gives a numerical value indicating the relative suitability of a soil group for general agricultural practices. Four factors are evaluated separately on a percentage basis: the relative quality of the soil profile, the soil surface texture, the slope, and any other condition which may affect the soil (such as acidity or alkalinity).

The Soil Conservation Service's Capability Groups are based on an evaluation of the limitations of cultivated soils. To receive a "prime" rating, a given soil unit must meet the criteria for either Class I or Class II (soils with few or moderate limitations). It should be noted that both the Storie Index and the Soil Conservation Service's Capability Groups were developed for application in areas more suited for large-scale farming.

Unincorporated San Diego County has relatively little area which meets the classic definition of prime agriculture soils, that is, soils with a Capability Class of I or II, or a Storie Index of 80 to 100. Using these criteria for prime soils, in San Diego County, only about 6 percent of the area's soil can be considered prime. These prime soils are in scattered locations throughout the County and many of them are already developed with urban uses.

Most of the existing agricultural use in San Diego County occurs in non-prime soils. In 1975, a Soil Survey was developed by the Soil Conservation Service and the County Planning Department. This Soil Survey provides a closer correlation between soil suitability and crops within the area. The areas where agriculture tends to occur generally have mid-range soils that, while not rated as prime, are rated in the Soil Survey as good for specific crops (such as avocado, tomatoes, citrus, and flowers). These soils often have Capability Classes of III to VI and Storie Index ratings as low as the high 30's. San Diego County has generally steep terrain and erodible soils, and these low rankings generally result from the importance of slope and erodibility in the formulas that determine the soil ratings.

Most of the San Diego County's farming operations are relatively small scale, intensive, and very specialized. Factors other than soils, such as San Diego's favorable climate, which in some cases allow crops to be grown off-season or two crops per year, and its accessibility to markets, make farming operations viable on these lesser quality soils.

The Soil Survey also includes tabular information on types of soils that can produce forage necessary for the grazing of animals. This information has been augmented with slope criteria and is available in map form.

FINDINGS

FINDING 1 The United States Department of Agriculture, Soil Conservation Service and Forest Service has published the "Soil Survey, San Diego Area, California". (59) This survey lists probable soil suitability for five high-value crops and includes other interpretive data. This information can be used as a partial guide by the public and government for general indications as to the type of soil and its expected performance.

Many crops grown in the County do not require high quality soils as defined in the Soil Survey.

The San Diego County Planning Department has prepared greatly expanded versions of interpretive data within this report.

FINDING 2 Climate, drainage and water availability are the most important factors determining the agricultural suitability of many areas. For example, flower production is dependent on the coastal climate and avocados may be grown on poor soils as long as there is adequate drainage. Other crops such as winter tomatoes and cauliflower are economically viable because they may be grown in the County in the off season. Many factors such as trade agreements, cost of transportation, market factors, changing population tastes and preferences, and additional regulations affect the viability of agriculture. However, the most significant variable affecting agriculture in San Diego County is the availability and cost of water to agricultural users.

FINDING 3 The San Diego County Planning Department estimates that approximately 60 percent of the undeveloped land within the coastal plain is classified as "usable agricultural soil" by the Soil Survey.

FINDING 4 The Williamson Act enables local governments to contract with landowners to keep their land in agricultural and open space uses. Administering the Williamson Act requires setting up agricultural preserves. The preserves are limited to agricultural and compatible uses, as defined by the local legislature. According to San Diego County Planning Department records, as of July, 1974, a total of 38 agricultural preserves had been designated encompassing 380,761 acres. One hundred and thirty two contracts within these preserves have been signed committing 106,301 acres to agricultural use.

POLICIES AND ACTION PROGRAMS

POLICY 1 The annual status of the environment report shall include an inventory of areas having a high agricultural potential. The inventory shall consider the relationship between climate, drainage, water availability and soil type. The report shall also estimate the amount and type of gain and loss of these lands within the reporting period.

Action Program 1.1 Direct the Community Services Agency and Integrated Planning Office to establish a program to determine the annual gain and loss of agricultural land for each of the County's major crops.

POLICY 2 The County will analyze, improve and promote methods for preserving agriculture.

Action Program 2.1 Publicize the wildlife habitat preserve provisions of the Williamson Act and other open space laws. The Office of Public Information Services and the Office of Land Use and Environmental Regulation will publicize program benefits. Same as Vegetation and Wildlife Habitat Action Program 1.3.

Action Program 2.2 Direct the County Chief Administrative Officer to propose agency responsibilities for the annual review of the effectiveness of the agricultural preserve program including State subvention monies. Agency review should include changes in the tax base, surrounding development and public services, changes in the percentage of land under contract in each preserve, as well as analyze changing economic and environmental conditions which may require the possible expansion or contraction of boundaries.

Action Program 2.3 Continue to protect agriculture from nuisance complaints by supporting the Agricultural Enterprises and Consumer Information Ordinance.

Action Program 2.4 Continue to provide property tax relief to agricultural land owners by participation in the Williamson Act and support actions that will make the Williamson Act a more effective tool to preserve agricultural land.

Action Program 2.5 When plan amendments are considered that propose a change from an Agricultural Land Use Designation to a non-Agricultural Designation the following factors shall be considered prior to approval of the request:

- a) On-site soil types and their potential for agricultural production.
- b) The availability of public services such as water and sewage disposal.
- c) Adjacent land use patterns, including the amount and distribution of agricultural use and land under Williamson Act Contract existing in the area.
- d) The direct and cumulative effect on agriculture of the conversion of the land to non-agricultural use.
- e) The availability of other areas within the community which may be more suitable for the requested land use.

Action Program 2.6 Encourage clustering of allowable dwelling units on smaller parcels to facilitate parcels being retained in agricultural use in areas designated (20) General Agriculture.

POLICY 3 County agencies involved in the preparation or review of EIRs for projects that could have a potentially significant effect on agricultural lands shall refer to the United States Department of Agriculture "Soil Survey" if more detailed data and maps are not available. Although this Survey may appropriately be used only as a guide, it will be specifically considered as one component of project review.

EROSION CONTROL AND HILLSIDE PROTECTION MANAGEMENT

FINDINGS

FINDING 5 To minimize slide danger, erosion, and siltation, a grading permit must be obtained for all but the following projects:

- o An excavation which is less than 5 feet in vertical depth at its deepest point and which does not result in the movement of more than 200 cubic yards of material on any one lot or parcel.

- o A fill which is less than 5 feet in vertical depth at its deepest point; is placed on a surface having a natural gradient less than 20 percent (20 feet of vertical distance measured from the natural ground surface for each 100 feet of horizontal distance); does not exceed 200 cubic yards of material on any one lot or parcel; and does not change the existing drainage pattern for an off-site area either above or below the grading site. (60)

FINDING 6 The County Grading Ordinance provides for:

- o Slope stability by limiting the angle of cut or fill.
- o Erosion control by requiring planting in most cases.
- o Plant maintenance capability by requiring irrigation systems in most cases.
- o Building stability by requiring the removal of expansive soil. (60)

FINDING 7 The Grading Ordinance does not evaluate the environmental appropriateness of a proposed grading operation. The Ordinance provides for referral of some projects to the Planning and Environmental Review Board (PERB) to determine whether the project could have a significant effect on the environment.

FINDING 8 If the PERB determines that a project could have a significant environmental effect, an EIR must be prepared. (61) When the PERB adopts the EIR, it is submitted to the County engineer who must recommend to the Board of Supervisors any specific conditions that could minimize the adverse impacts of the project.

FINDING 9 The County must (pursuant to Section 11549.5 of the Business and Professions Code) deny any final or tentative subdivision map if: (62)

- o The project site is not physically suitable for the proposed development.
- o The site is not physically suitable for the proposed density of development.

The County does not have standard criteria to make these determinations.

FINDING 10 The County is currently preparing hillside protection and management policies.

FINDING 11 There are five recognized landslide areas in San Diego County: Rancho Bernardo-Poway, Santee-Fletcher Hills, San Ysidro-Otay, and limited areas within the Coastal and Peninsular Mountain Range. (63)

Grading operations in such landslide areas have resulted in slope failures and structural damage. In some cases slope stability may be increased by providing buttresses.

FINDING 12 Cut and fill banks containing expansive soils at finished grade are subject to superficial landsliding.

Although major landscaping will not normally result from placement of such expansive soils at finished grades on cut and fill banks, significant expenditures to prevent superficial landsliding may be required.

POLICIES AND ACTION PROGRAMS

POLICY 4 The County will utilize existing and evolving geologic, geophysical and engineering knowledge to distinguish and delineate those areas which are particularly susceptible to damage from geologic phenomena. Similar to Policy 2 - Seismic Safety Element.

Action Program 4.1 Initiate a study to identify the landslide- and liquefaction-prone soils in the unincorporated areas. The study shall make recommendations to amend the appropriate land development ordinances. As a minimum, the County shall amend Ordinance 4260, Section 302(d) to require soil or geotechnical reports within the delineated areas. Similar to Action Program 2.5 - Seismic Safety Element.

Action Program 4.2 The County will evaluate land use categories for potential designation as landslide and liquefaction prone areas.

FINDINGS

FINDING 13 Existing County ordinances prohibit the use of expansive soils at finished grades in areas designed for location of buildings.

To minimize the possibility of damage of foundations and slabs, expansive soils must be removed to a depth of two feet on cut lots and be replaced with nonexpansive soil, and on fill lots expansive soil must not be placed within three feet of finished grade. Where expansive soil cannot be avoided at finished grade, special foundations are required.

FINDING 14 State law requires, upon the request of the buyer, the seller of new housing to supply the prospective buyer with a soils report. These reports are difficult for laymen to interpret.

FINDING 15 Clearing of natural vegetation for agricultural use results in a modification of the watershed and increases soil erosion and siltation. Presently no environmental analysis or reporting procedures exist for any clearing.

FINDING 16 San Diego County has a Coastal Development Zone which regulates the distance structures may be placed from the bluff line. There is concern that variances to setback regulations will contribute to bluff stability problems.

FINDING 17 When a project is designed in concert with natural terrain features, significant environmental impacts can be minimized. Some current design standards encourage the modification rather than the preservation of natural landforms. Development pressures are threatening unique and aesthetically pleasing natural terrain features. These unique features which add charm and beauty to the region include shorelines, bluffs, cliffs, canyons, mountain peaks, major rock outcroppings, alpine meadows, and stream channels. Intensive development often destroys the natural beauty of these features.

FINDING 18 Open Space Easements preserve open space by the owner relinquishing his right to develop on the subject land. Such easements may be granted in areas both inside and outside agricultural preserves upon specific findings by the Board of Supervisors that the easement would result in benefit to the public. According to San Diego County Planning Department records, as of March 1, 1973, four open space easements encompassing 1,339 acres had been granted to the County. This figure does not include land in open space easements required as a condition of Planned Residential Developments.

FINDING 19 Soil disturbance due to offroad vehicle (ORV) activity is a serious problem particularly near population centers. Of the three major ORV types (motorcycles, dune buggies and four-wheel drive vehicles), motorcycles are responsible for most of the significant soil erosion.

FINDING 20 Control of most unrestricted motorcycle activity near the population centers will continue to be difficult unless conveniently located motorcycle parks are established. As the present time, no motorcycle parks operate on a daily basis near the centers of population in San Diego County.

FINDING 21 An ORV subcommittee has been meeting for three years to work out solutions to the previously mentioned problems.

FINDING 22 Inclusion of an ORV Element of the County General Plan is one alternative being considered at this time.

POLICIES AND ACTION PROGRAMS

POLICY 5 The County will seek to preserve natural terrain features through the adoption of appropriate guidelines and regulations.

Action Program 5.1 Review, and revise where necessary, the County guidelines and regulations which will best implement Policy 5.

POLICY 6 The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.

Action Program 6.1 Initiate a program to formulate standard criteria by which to assess the physical suitability of a project site for both the proposed use and proposed density.

POLICY 7 The County will seek to implement a grading ordinance which will protect public health and safety, protect property, and conserve the visual character of the land.

Action Program 7.1 Staff will evaluate the grading ordinance to assure that it is accomplishing the above objectives.

POLICY 8 The County will seek to protect coastal bluffs through the adoption of guidelines and regulations to include provisions for:

- o Setbacks from the bluff top which will not require protection, now or in the future, for structures, patios and walks.
- o Protection measures for existing development which will not extend more than one foot seaward of the bluff toe.
- o Adequate public beach access to prevent erosion of the bluffs caused by random beach access.
- o Planting on the bluffs.

Action Program 8.1 Review, and revise where necessary, the County guidelines and regulations which will best implement Policy 8.

POLICY 9 To prevent erosion and slippage in manmade slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

Action Program 9.1 Amend the County engineer's approved plant list to include desirable native plants. Recommended plants will be correlated with soil, drainage and climatic conditions.

Action Program 9.2 Revise the County Grading Ordinance to require maintenance of newly planted slopes until the groundcover is established.

Action Program 9.3 Revise the County Grading Ordinance to encourage drip irrigation and require where practicable.

POLICY 10 The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological, historic and scientific resources and endangered species of plants and animals. Same as Policy 16 in Vegetation and Wildlife Habitat.

Action Program 10.1 Direct the Community Services Agency to prepare a Land Clearance Ordinance in conjunction with other agencies. This Ordinance will establish a discretionary permit procedure. The Ordinance should include:

- o Minimum project site requiring a permit.
- o Standards for evaluating permits.
- o Mitigating measures.
- o Exemptions.
- o Appeal procedures.
- o Enforcement procedures.

Action Program 10.2 Revise the Grading Ordinance to more clearly define "agricultural" grading.

POLICY 11 San Diego County shall investigate the establishment of public ORV parks and encourage private offroad vehicle parks in appropriate locations. Same as Vegetation and Wildlife Habitat Policy 10.

Action Program 11.1 Direct the Sheriff's Department to give greater emphasis to the enforcement of trespassing laws on properly posted property to prevent uncontrolled scarring and erosion.

Action Program 11.2 Direct the Community Services Agency and the Parks and Recreation Department to lend assistance to interested private parties wishing to operate motorcycle parks.

Action Program 11.3 Direct the Parks and Recreation Department to study acquisition and operation of offroad vehicle parks. High consideration should be given to motorcycle parks particularly near population centers.

Action Program 11.4 Initiate a program to establish offroad vehicle control zones where the use of offroad vehicles is limited or eliminated due to soils sensitive to erosion. See Cultural Sites Action Program 1.3.

Action Program 11.5 Seek sources of financial aid for operation of offroad vehicle parks, such as licensing fees.

Action Program 11.6 Initiate an offroad vehicle education program.

POLICY 12 Soils and geology reports, as required by State and County regulations, when made available to the public, shall have a layman's summary. It shall include:

- o Hazardous or potentially hazardous conditions.
- o Recommendation to mitigate, or partially mitigate, hazardous conditions.
- o Suggested maintenance and land management procedures subsequent owners should follow.

Action Program 12.1 Revise appropriate ordinances to implement Policy 12.

CHAPTER 7

ASTRONOMICAL DARK SKY

Astronomical research has contributed greatly to knowledge of nuclear fusion, sun radiation, and techniques of space travel. Continued studies could very well lead to increased energy production, thus helping to solve an imminent energy crisis. Astronomical research is also contributing to successful space programs, improving communications systems such as radio, and improving the accuracy of weather prediction. It is not reasonable or possible to "turn the lights out" or provide a totally dark sky simply to further astronomical research, but all efforts should be made to minimize this light pollution. Most research can continue only if the light of the surrounding area is not magnified significantly.

FINDINGS

FINDING 1 Optical astronomy remains the basic field of research, although astronomy has reached beyond the visual spectrum to radio astronomy, study of quasars, cosmic rays, and other energy sources.

FINDING 2 There are only six high-quality astronomical research sites in the entire United States. The criteria for a good site are: (64)

- o Elevation over 5,000 feet above sea level, but not above 9,000 feet. A high elevation is necessary to reduce atmospheric light scatteration. Very high mountains are of diminished value because of increase cloudiness and snow-falls.
- o Clear, cloud-free night sky. Mount Palomar and Mount Laguna are the nation's best mountain sites in this respect with an average of 6.4 cloud-free hours per night.
- o Proximity to the Pacific Ocean. The prevailing on-shore winds bring in relatively dust-free air, free of turbulence, resulting in a steady star image.
- o Distance from urban areas. The site must be far enough from large lighted areas, generally 30-40 miles, so that the sky over the observatory will not be brightened appreciably. (The 200 inch mirror on the Palomar Observatory is strong enough to detect the striking of a match at a point as far away as San Francisco).

- o Freedom from nearby sources of light, dust, and smoke. A light source 1 mile distant has 1,600 times the impact on an observatory as an equivalent light at 40 miles distance. Smoke and dust, even in extremely small amounts, are also highly detrimental to observatories.

FINDING 3 Sites meeting these criteria are found only in West Texas, Central New Mexico, Arizona, the Central California Coast, and in San Diego County, of which San Diego is the best.

FINDING 4 Mount Palomar, operated by California Institute of Technology, and Mount Laguna, operated by California State University -- San Diego, represent a major capital investment exceeding \$31,000,000. The payroll associated with these observatories adds to the County's economic base. They are also important tourist attractions. Mount Palomar, particularly, is world-famous and is visited by over 250,000 people annually.

FINDING 5 Light and air pollution are the chief threats to astronomical research in this nation. Not only have our metropolitan areas grown in population but with greater prosperity has come increased consumption of energy, particularly for electric lights and motor vehicle fuels. The effect of one is compounded by interaction with the other, i.e., the increased smog, dust, and haze diffused and affect the increased light, brightening the sky at higher altitudes and greater distances.

FINDING 6 Light pollution is cumulative in that the sky brightness that already exists is increased by each new source. It is incorrect to say that a little additional light will be lost in the glow that presently exists -- it will simply add to it.

FINDING 7 Formerly, Mount Hamilton and Mount Wilson were outstanding sites, but the lights of the San Francisco Bay area and Los Angeles, respectively, have rendered them virtually useless.

FINDING 8 The City of Tucson and Pima County, Arizona, have enacted light control ordinances to reduce the adverse effects of scattered and wasted light on local astronomical observatories. These light control ordinances are effective and have resulted in minimal economic hardships.

FINDING 9 Cleveland National Forest personnel and other interested parties are completing the Palomar Mountain Study. This study will become the National Forest Overall Plan for the Palomar area.

POLICIES AND ACTION PROGRAMS

POLICY 1 The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Action Program 1.1 The Board of Supervisors will appoint a task force of experts

in the astronomical field and interested citizens to assist the County in development of regulatory devices associated with the dark sky conservation areas.

Action Program 1.2 Amend appropriate ordinances to control sources of light that adversely affect Palomar and Mount Laguna Observatories.

Action Program 1.3 Initiate a program to establish astronomical dark sky conservation areas around Palomar and Mount Laguna Observatories.

Action Program 1.4 Initiate a program to review those portions of the Circulation Element which show roads within five miles of an observatory. Determine if:

- o Future roads can be eliminated or realigned further away from an observatory;
- o Plantings, screening or other devices are necessary to reduce headlight glare; and
- o The mandatory use of low beams may be appropriate.

CHAPTER 8

CULTURAL SITES

Modern archaeology is a subdiscipline of anthropology, a field that seeks to study man in his various aspects. Archaeology differs from most anthropology in that the former studies "dead cultural systems". Subtle clues to prehistoric activity patterns, forms of organization, and environmental exploitation take on the form of sites (locations of past activities). On the other hand, anthropology studies living systems and tends to ignore the subtle clues of location and waste debris. Archaeology uses anthropological records and clues from dead systems to reconstruct the anthropology of the dead.

In San Diego County most archaeological work can be separated into three distinct sections: prehistoric, protohistoric, and historic. All prehistoric archaeology deals with aboriginal culture and systems which existed prior to Spanish colonization in 1769. There was no written language in San Diego County before that time. The social and oral systems were far more complex in order to compensate for the lack of written laws. Archaeologists attempt to delineate and describe these otherwise unrecorded aspects of California heritage. Protohistoric archaeology deals with the remains of aboriginal cultural systems which continued to exist after historic contact, but did not assimilate the technology associated with writing systems. Historical documentation by outside sources (i.e., Spanish) is considered ethnographic anthropological reporting. Historical archaeology deals with uncovering facts that no known historical documentation has provided.

A hundred years ago, when paper was more costly and printing processes less mechanized, much went unrecorded and information that can supplement our written history still lies in the ground awaiting an archaeological interest.

Archaeology can serve many purposes: it can reveal the local history of a people and of mankind; it can enrich America's proud heritage; it can contribute to better understanding of the present; and it can be used to test scientifically stated hypotheses about human behavior. Reconstruction of prehistoric cultural systems as links in greater biotic systems from an historical perspective can tell a great deal about existing and future systems. Conservation of these archaeological cultural systems is encouraged in San Diego County.

FINDINGS

FINDING 1 It is State policy to "conduct a study of the State's total effort to preserve and salvage the archaeological, paleontological, and historic resources of the State". (Public Resources Code, Section 1, Chapter 1.75, Paragraph 5097.91)

FINDING 2 San Diego County contains the physical remains of three general horizons for the prehistoric archaeological period, and three general divisions of the historic period. These are described in various scientific publications on the cultural history of San Diego County.

<u>CULTURE</u>	<u>OCCUPATION PERIOD</u>
Paleo Indian (San Dieguito)	12,500 - 8,500 years before the present
La Jollan	7,500 - 1,000 years before the present
Kumeyaay	1,000 years ago to 1769
Spanish	1769 - 1834
Mexican	1834 - 1850
American	1850 - present

FINDING 3 A number of San Diego County archaeological and historical sites have been identified as being of national, Statewide, and local significance. See National Register of Historic Places, the California History Plan, the Natural Resource Inventory for San Diego County, and the State Historic Resources Inventory.

FINDING 4 In the coastal plain and foothills, modification of the land for agriculture, heavy recreational, and urban uses has caused significant disturbance of cultural resources.

FINDING 5 It is estimated that only five percent of the existing archaeological and historical resources have been identified in San Diego County as of 1973. (65)

FINDING 6 Archaeological and historical sites of the coastal and foothill regions are in need of identification and immediate conservation measures for those sites of significance because of rapid urban development.

FINDING 7 San Diego County has lost 36 percent of its projected total archaeological sites within the past 100 years. (65) The loss has resulted primarily from urban development and vandalism. Conservation efforts in these areas have been hampered by inadequate land use controls and ineffective cultural resources legislation and enforcement.

FINDING 8 Certain physical areas are more likely to contain evidence of man's past than others. Included among these are streamsides, particular vegetative areas (such as areas where oak trees occur), and flat mesas or terraces which were utilized by

Paleo Indian people. Quite often, both streamside areas and flat mesa tops are favored for urban development. As a result, numerous archaeological and historical sites are unknowingly being destroyed.

FINDING 9 Archaeological and historical sites, once destroyed or damaged, can never be replaced. An adequate evaluation by a qualified person has to be made of individual archaeological and historical sites prior to any urban development which will significantly alter the land.

FINDING 10 Representative examples of each cultural period must be conserved to preserve a portion of man's cultural history. Certain sites increase in importance when they are locally endangered.

FINDING 11 There is no coordinated effort to inventory, assess, and plan for the conservation of unique or significant examples of man's cultural heritage in San Diego County.

FINDING 12 Vegetation removal is not presently subject to the environmental review process. It often involves inadvertent disturbance of cultural resources. There is no method for monitoring its effects. Vegetation removal is one of the most destructive human actions upon our cultural resources. (Agriculture is exempt.) See Vegetation and Wildlife Habitat Finding 20.

FINDING 13 Scientific study by local academic institutions can provide valuable information for decisions affecting cultural resources.

FINDING 14 Vandalism is a form of loss of cultural resources not adequately controlled in San Diego County.

FINDING 15 Various Federal, State, and local guidelines are available for the protection of archaeological and historical resources. Among these are:

- o California Resources Code, Chapter 1.7, Section 5097.5;
- o California Administration Code, Title 14, Sections 4307 and 4309;
- o California Penal Code, Title 14, Point 1, Section 622-1/2;
- o California Senate Concurrent Resolution #43, Chapter 87;
- o U.S. Act for the Preservation of American Antiquities (1906);
- o U.S. Historical Sites Act (1966);

- o National Environmental Policy Act (NEPA - 1969);
- o California Environmental Quality Act (CEQA - 1970); and
- o U.S. Act for the Preservation of Historical and Archaeological Data (74 Stat. 220, 1974).

Unfortunately, the majority of these laws apply to public land only; no provision, other than Title 14 of the California Penal Code, is made to protect cultural resources on private lands.

FINDING 16 There is no centralized agency containing data relevant to San Diego County cultural resources. Various agencies, such as the San Diego Museum of Man, the Anthropology Laboratory at San Diego State University, the University of San Diego, and several junior colleges (Mesa, Southwestern, Palomar, and Grossmont) contain data relevant to San Diego County prehistory. Organizations such as the Archaeological Fellowship of San Diego State University and the San Diego County Archaeological Society, as well as historical societies, all have data concerning cultural resources. Several libraries also contain valuable bibliographic literature relevant to San Diego County's cultural heritage. However, no effort to coordinate the data from these various sources has ever been made. The continuing involvement of San Diego County in archaeological resource management and the mounting data reserve from such activities are strong indicators of the growing need for County level curatorial and managerial leadership.

FINDING 17 The misuse of offroad vehicles (ORV) is a contributing factor to the destruction of our cultural heritage in San Diego County. Late in 1972, a Southern California ORV Club held a cross-country race on Federal and private land. As a result many archaeological sites were destroyed prior to any assessment of the value by competent archaeologists.

FINDING 18 Graves and cemeteries of our prehistoric ancestors have been disturbed and damaged numerous times in the past. These features are protected by State law, but have nevertheless been disturbed by various actions. Six or more bodies buried at one place constitutes a cemetery, even if the graveyard is not public (California Health and Safety Code, Section 8100). A felony is committed by a person(s) who knowingly disturbs human remains (Section 7052).

POLICIES AND ACTION PROGRAMS

POLICY 1 The County shall take those actions which will seek to conserve and protect significant cultural resources. These actions may include land purchases, land use controls such as zoning, purchase at less than fee, ordinances prohibiting unqualified archaeologists or vandals from excavating or defacing such resources, dedication of open space around cultural resources, and the formation of cultural areas to protect those fragile resources.

Action Program 1.1 Initiate a program to establish cultural resource conservation areas to conserve and protect our cultural heritage. The Integrated Planning Office will designate areas which are: areas of high archaeological or historical potential, areas of known cultural significance, and areas necessary for the protection and conservation of cultural resources.

Action Program 1.2 Initiate the establishment of a centralized data repository within the Community Services Agency (CSA) for the storage of records of cultural resources, pertinent bibliographic references, and ensure the curation of artifacts and records for public review. This would be established for use by qualified researchers only.

Action Program 1.3 Initiate a program to establish offroad vehicle control zones where the use of offroad vehicles is limited or eliminated from sensitive cultural resource areas. See Soil Action Program 12.4.

Action Program 1.4 The annual status of the environment report shall include an inventory and assessment of significant archaeological and historical sites, structures, etc., within San Diego County. This report shall discuss the disposition of records and resources recovered through County policies and curated for California posterity in accordance with CEQA.

Action Program 1.5 Discourage vandalism of cultural resources and excavation by persons other than qualified archaeologists. The County shall study the feasibility of implementing policies and enacting ordinances toward the protection of cultural resources such as can be found in California Penal Code, Title 14, Point 1, Section 622-1/2.

Action Program 1.6 Study the implementation of a policy toward protection of cultural resources not only on public, but also on private land.

Action Program 1.7 Initiate a cultural resource education program.

Action Program 1.8 Initiate a program to establish policy for the protection of graves, cemeteries, and human skeletal remains of both our prehistoric and

historic ancestors; and also, prohibit the sale of any human remains or artifacts from cemeteries. This policy shall reflect the California Health and Safety Code, Sections 8100 and 7052.

This policy shall be formulated in conjunction with County archaeological personnel, professional archaeologists, institutions with archaeological and historical programs, and local representatives of our native Indian population.

POLICY 2 Conservation of cultural resources shall be given a high priority in County park acquisition and development programs. The curation and display of recovered resources shall be developed for public education.

Action Program 2.1 Prepare detailed guidelines for cultural resource conservation related to park acquisition as part of the revision of the County General Plan Recreation Element.

POLICY 3 San Diego County shall coordinate with appropriate Federal, State, and local agencies to conserve cultural resources.

Action Program 3.1 Review, for possible adoption, plans of the San Diego Regional Coastal Commission which benefit conservation of significant cultural resources.

Action Program 3.2 Accept all donations of land which have high cultural value. Where appropriate, exchange donated lands of high cultural value with other jurisdictions equipped to protect such lands. Criteria will be formulated by the Environmental Development Agency to identify lands of high cultural value.

POLICY 4 The County will use the EIR process to conserve cultural resources. Public awareness of cultural heritage will be stressed. All information and artifactual resources recovered in this process will be stored in an appropriate institution and made available for public exhibit and scientific review.

Action Program 4.1 Include in the EIR a detailed analysis of the nature and extent of potentially adverse impacts on areas of recorded or known cultural value and areas of potential cultural resources value.

Action Program 4.2 Prepare a list of quantitative and qualitative standards for determining significant adverse impacts on cultural resources. These standards shall define cultural resource destruction, geographical areas of particular concern, and measures for the protection and conservation of our cultural heritage.

Action Program 4.3 Initiate a program to provide an incentive to report archaeological discoveries immediately.

POLICY 5 Encourage use of open space easements in the conservation of high-value cultural resources.

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APPENDIX A

GLOSSARY

ACRE-FEET -- The quantity of water required to cover 1 acre to a depth of 1 foot; equal to 43,560 cubic feet or 325,851 gallons.

AGGREGATE -- Mineral material, such as sand, gravel, shells, or broken stone, or combination thereof, with which cement or bituminous material is mixed to form mortar or concrete. Fine aggregate may be considered as the material that will pass through 1/4 inch screen.

AQUIFER -- Water-bearing rock that will yield groundwater in usable quantities to wells and springs.

BEDROCK -- Any solid rock underlying soil, sand, clay, etc.

CHANNEL -- That portion of a watercourse over which water generally flows. A channel may be defined in terms of periodic or ephemeral flows. Most local stream and river channels only have periodic flows.

COMPLETE TREATMENT -- Level of treatment required by the State Department of Health for the State Project Water from Northern California before it can be used for domestic purposes, including coagulation, sedimentation, filtration and chlorination.

CONSTRUCTION QUALITY SAND -- Sand having a size gradation suitable for the production of Portland Cement Concrete or plaster.

CRYSTALLINE ROCKS -- A general term for igneous and metamorphic rocks as opposed to sedimentary rocks.

DECOMPOSED GRANITE -- Granitic rocks partially decomposed by natural weathering process. See granitic rock.

DISCHARGE -- A measure of the volume of water passing a given point per unit of time. Commonly given a cubic feet per second (cfs).

DRAINAGE BASIN -- The land area from which water drains into a river, as for example, the Columbia River Basin is all the land area which drains into the Columbia River. Also called "catchment area", "watershed", or "river basin".

ECOSYSTEM -- The interacting unit of living and non-living elements.

ENDANGERED ANIMAL -- A species or subspecies whose prospects of survival and reproduction are in immediate jeopardy.

ENDANGERED PLANT -- A plant actively threatened with extinction and not likely to survive unless some protective measures are taken.

EPHEMERAL STREAM -- A stream or portion of a stream which flows only in direct response to precipitation.

EROSION -- The group of processes whereby earthy or rock material is loosened or dissolved and removed from any part of the earth's surface.

ESTUARY -- The wide mouth of a river or arm of the sea where the tide meets the river currents or flows and ebbs. Because of the intermittent nature of San Diego County streams, little fresh water flow occurs.

EUTROPHICATION -- The process by which a body of water ages to the point where it is about to die, usually caused by the introduction of excessive nutrients. A natural process greatly accelerated by man.

EXPANSIVE SOIL -- Any soil which swells more than three percent when prepared and tested in accordance with County procedures (from Grading Ordinance).

FISH, WILDLIFE (Federal Definition) -- The term Fish or Wildlife means any member of the animal kingdom, including without limitation, any mammal, fish, bird (including migratory, non-migratory, or endangered bird for which protection is also afforded by treaty or other international agreement), amphibian, reptile, mollusk, crustacean, arthropod, or other invertebrate, and includes any part, product, egg, or offspring thereof, or the dead body or parts thereof.

FLOOD (100 Year) -- Statistically predictable flooding event with a magnitude (peak flood flow) such that a similar event will reoccur on a 100 year average. Actual time of occurrence is not predicted. For example, two 100 year floods can occur during a single rainy season.

FLOODPLAIN -- Areas along a stream or river which are subject to flooding. Floodplains are usually relatively flat and are built up by sediments deposited when flood waters overflow the channel.

FLOODWAY -- Area subject to inundation by a 100 year flood.

GRADIENT -- Slope, particularly of a stream of land surface.

GRANITIC ROCK -- A general term used to described coarse-grained igneous rocks which cool several miles below the ground surface.

GROUNDWATER -- Water that occurs beneath the land surface and completely fills all pore spaces of the rock material in which it occurs.

HABITAT -- The kind of environment the species occur in, as this environment may be described in physical and chemical terms. A species may occupy a range of somewhat different habitats, or more than one distinctive kind of habitat, in different parts of its area. Within each habitat one may describe for a species its position in the space, time, and functional relationships of the natural community of that habitat. The species' place in the community in relation to other species in its niche.

HARDNESS (Water) -- Amount of Calcium Carbonate or equivalent in a liquid which would occur if all the liquid were evaporated. Hardness results in reduced:

1) effectiveness of soaps and detergents; 2) fabric life; and 3) life of pipes.

HEAVY METALS (As Pollutants) -- Environmental pollutants such as lead, mercury, cadmium, and arsenic which are characterized as being toxic, persistent and abundant in the environment.

HOST ROCK -- Rock containing an ore deposit.

IGNEOUS ROCK -- Rocks formed by cooling and solidification or crystallization of hot mobile material.

INFILTRATION -- The flow of water into soil or bedrock.

LAGOON -- A shallow body of water connected with the sea or a river. Local lagoons are usually separated from the sea by a sand bar.

LANDSLIDE -- 1) A relatively rapid surface movement of earth materials induced by gravity; 2) Downward and outward movement of soil, sand, gravel or rock, or combination thereof and the condition resulting therefrom (from Grading Ordinance).

METAMORPHIC ROCK -- Rocks which have undergone physical or chemical changes in texture or composition, after their original formation. The processes of cementation and weathering are generally not included.

NATIVE SPECIES -- Those species which naturally occur in an area and were not introduced by man.

PEAK FLOOD FLOW -- The maximum discharge attained at a given point during a flood event.

PEGMATITE -- Rock composed of very coarse (large crystals usually in the form of a dike or lense. Pegmatite dikes are usually light colored.

PERCOLATION -- The movement of water through soil or bedrock. This term is usually restricted to water movement above the water table.

PESTICIDES -- Chemicals used to control organisms harmful or potentially harmful to man, including herbicides, insecticides, rodenticides, etc.

RARE ANIMAL -- A species or subspecies which may become endangered if its present environment worsens.

RARE PLANT -- A plant which: 1) exists in only one or a very few restricted localities; 2) occurs in such small numbers that it is seldom seen or collected regardless of its total area; 3) exists only on a type of habitat that is likely to disappear or change for any reason.

RIPARIAN HABITAT -- Streamside vegetation.

RUN-OFF -- Water which flows on the surface of the ground.

SALT WATER INTRUSION -- The phenomenon occurring when a body of salt water, because of its greater density, invades a body of fresh water. It can occur either in surface or groundwater bodies.

SEDIMENTARY ROCKS -- Rocks formed by the accumulation of sediments in water or from the air.

SOIL -- 1) That earth material which has been so modified and acted upon by physical, chemical, and biological agents that it will support rooted plants; 2) All earth material of whatever origin that overlies bedrock and may include the decomposed zone of bedrock which can be excavated readily by mechanical equipment (from Grading Ordinance).

SOIL PROFILE -- Succession of soil zones or horizons that have been formed by normal soil forming process.

SPECIAL USE PERMIT -- The document which authorizes uses possessing characteristics of such unique and special form as to make impractical their being included automatically in any zone classes (from Zoning Ordinance).

SPECIES -- A living population in nature made up of organisms with about the same characteristics and which breed with each other.

THERMAL POLLUTION -- The measurable dissipation of waste heat into the environment. Coolants from power plants and industrial sources are the most common.

THREATENED -- A species likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

TOTAL DISSOLVED SOLIDS (TDS) -- All solid material in a solution whether ionized or

not. Commonly expressed in parts per million (ppm).

VELOCITY (Water) -- Speed of running water.

VERTEBRATE -- Animals with backbones, including fish, amphibians, reptiles, birds and mammals.

VOLCANIC ROCKS -- The class of igneous rocks that have been poured out or ejected at or near the earth's surface.

WATERSHED -- See Drainage Basin.

WATER TABLE -- Upper surface at zone of saturation or an imaginary line which separates groundwater from the unsaturated soil and bedrock above.

WILDLIFE -- As used in this Element, includes all wild animals found in the County, including invertebrates (without backbones) and vertebrates.

APPENDIX B

HABITATS OF STATE AND REGIONAL SIGNIFICANCE

SAN DIEGO BAYS, LAGOONS AND ESTUARIES

	SAN ELIJO LAGOON	SAN DIEGUITO LAGOON	LOS PEÑASQUITOS ESTUARY	MISSION BAY	TIJUANA RIVER ESTUARY
I. California Environmental ⁶⁶ Goals and Policies					
A. Significant Scientific Scenic and Educational Resource					
B. Area of Critical Concern Priority					X
C. Critical Wildlife Habitat					
D. Proposed State Park or Expansion			X		X
II. California Protected Waterways ⁶⁶ Plan					
A. Extraordinary Scenic, Fishery, Wildlife and Recreation Waterway	X				
B. Waterway with Wildlife Value:					
1. Southern California Significance					
2. San Diego County Significance					
III. California Comprehensive Area ⁴⁷ Plan					
High Priority Estuarine and Wetland Areas	X				
IV. San Diego County Regional Park ⁶⁶ Implementation Study					
Recommended as a Regional Park	X	X		X	X

CALIFORNIA ENVIRONMENTAL RESOURCES AND HAZARDS OF CRITICAL CONCERN

AGUA TIBIA WILDERNESS AREA **ANZA-BORREGO/SANTA ROSA MOUNTAINS REGION**

Complete Bighorn Sheep Habitat (endangered)
Playa

HISTORIC, ARCHAEOLOGIC AND CULTURAL RESOURCES

1. Those Indian, Hispanic and American historical areas identified as needed for the interpretation of the State's history by the State Department of Parks and Recreation.

San Diego County:

Estudillo House	Star of India
Guajome Ranch House	Cabrillo National Monument
San Diego Mission Church	Hubert H. Bancroft Ranch House
San Luis Rey Mission Church	Oak Grove Butterfield Stage Station
San Pasqual Battlefield	Warners Ranch
Las Flores Adobe	Santa Margarita Ranch House
Old Mission Dam	Villa Montezuma
San Diego Presidio	Old Town San Diego Historic District
Montgomery Memorial	Hotel Del Coronado
Santa Fe Depot, San Diego	

2. Archaeological Preserves (Coastline Only)

Torrey Pines State Reserve
Silver Strand State Beach

WILDLIFE HABITATS

Extraordinary Fishery and Wildlife Waterways as Identified by the Resources Agency as
Class 1 -- Premium Waterways

Warmwater Reservoirs
El Capitan Reservoir
Lower Otay Reservoir
San Vicente Reservoir

Lakes and Reservoirs
"Farms Ponds" (Statewide)

SUMMARY REPORT:

⁶⁶Environmental Goals and Policies, State of California, Sacramento, 29 pp.

APPENDIX C

THREATENED WILDLIFE SPECIES OF SAN DIEGO COUNTY

1974

California Department of Fish and Game

ENDANGERED

Birds

American peregrine falcon, Falco peregrinus anatum
Southern bald eagle, Haliaeetus leucocephalus leucocephalus
California brown pelican, Pelicanus occidentalis californicus
California least tern, Sterna albifrons browni
Light-footed clapper rail, Railus longirostris levipes
Beldings savannah sparrow, Passerculus sandwichensis nevadensis

RARE

Birds

California Black rail, Laterallus jamaicensis coturniculus
California yellow-billed cuckoo, Coccyzus americanus occidentalis

Mammals

Peninsular big-horn sheep, Ovus canadensis peninsularis

U.S. Department of the Interior

STATUS UNDETERMINED Suggested as being threatened with extinction but more information is needed to confirm.

Reptiles

San Diego horned lizard, Phrynosoma coronatum blainville

Birds

White-faced ibis, Plegadis chihi
Red-bellied red-shouldered hawk, Buteo lineatus elegans
American osprey, Pandion haliaetus carolinensis
Western snowy plover, Charadrius alexandrinus nivosus
Mountain plover, Eupoda montana
Northern long-billed curlew, Numenius americanus parvus
Alaskan short-billed dowitcher, Limnodromus griseus caruinus
Western burrowing owl, Speotyto cunicularia hypogaea

Mammals

Elephant seal, Mirounga angustirostris

"PERIPHERAL BIRDS": Species threatened in the U.S., at the edge of their natural range, but not necessarily in range as whole.

Elegant tern, Thalasseus elegans

"BLUE LIST SPECIES" THOUGHT TO BE DECLINING IN SAN DIEGO COUNTY*

Western grebe	Prairie falcon
Double-crested cormorant	Snowy plover
Black-crowned night heron	Yellow-billed cuckoo
White-faced ibis	Burrowing owl
Fulvous tree duck	Bell's vireo
Cooper's hawk	Common yellowthroat
Red-shouldered hawk	
Marsh hawk	
Osprey	

*From: Arbib (1973), The Blue List for 1974, American Birds, 27(6): 943-945.

APPENDIX D

PRELIMINARY LIST, RARE, RARE & ENDANGERED,
& POSSIBLY EXTINCT VASCULAR PLANTS OF SAN DIEGO COUNTY

AGAVACEAE

Agave shawii Engelm.
Nolina interrata Gentry

AMARYLLIDACEAE

Bloomeria clevelandii S. Wats.
Brodiaea filifolia Wats.
Brodiaea orcuttii (Greeb) Hoov.

APIACEAE

Eryngium aristulatum Jeps. var. parishii (Coult & Rose) Math. & Const.

ASPIDIACEAE

Woodsia plummerae Lemmon

ASTERACEAE

Ambrosia chenopodiifolia (Benth.) Payne
A. pumila (Nutt.) Gray
Artemisia palmeri Gray
Aster chilensis Nees.
Chaenactis parishii Gray
Coreopsis maritima (Nutt.) Hook.
Grindelia hallii Steverm.
Haplopappus junceus Greene
Hemizonia floribunda Gray
Hemizonia conjugens Keck
Machaeranthera lagunensis Keck
Machaeranthera orcuttii (Vasey & Rose) Cronq. & Keck
Senecio ganderi Beauchamp
Haplopappus propinquus Blake

BERBERIDACEAE

Berberis higginsae Munz
Berberis nevinii Gray

BORAGINACEAE

Cryptantha ganderi Jtn.

BRASSICACEAE

Cardamine gambelii Wats.
Caulanthus simulans Pays.
Caulanthus stenocarpus Pays.
Erysimum ammophilum Heller

BURSERACEAE

Bursera microphylla Gray

CACTACEAE

Bergerocactus emoryi (Engelm.) Britt. & Rose
Ferocactus viridescens (T. & G.) Britton & Rose
Opuntia parryi Engelm. var. serpentina (Engelm.) L. Benson

CAMPANULACEAE

Githopsis filicaulis Ewan

CRASSULACEAE

Dudleya attenuata (Wats.) Moran ssp. orcuttii (Rose) Moran
Dudleya multicaulis (Rose) Moran
Dudleya variegata (Wats.) Moran
Dudleya viscida (Wats.) Moran

CUPRESSACEAE

Dupressus arizonica Greene var. stephensonii (Wolf) Little

ERICACEAE

Arctostaphylos glandulosa Eastw. var. crassifolia Jeps.
Arctostaphylos otayensis Wies. & Schreib.
Arctostaphylos peninsularis Wells
Ornithostaphylos oppositifolia (Parry) Small

FABACEAE

Acacia smallii ssp. harbisonii
Astragalus deanei (rydb.) Barneby

Astragalus nevinii Gray (Reported from San Clemente Id. - possibly on the mainland)

Lathyrus splendens Kell.

Lotus argophyllus (Gray) Greene ssp. ornithopus (Greene) Raven

Lotus nuttallianus Greene

Thermopsis macrophylla H. & A. var. semota Jeps.

Trifolium polyodon Greene

FRANKENIACEAE

Frankenia palmeri Wats.

LAMIACEAE

Acanthamintha ilicifolia (Gray) Gray

Lepechinia ganderi Epl.

Pogogyne abramsii J.T. Howell

Pogogyne nudiuscula Gray

Salvia eremostachya Jeps.

Salvia munzii Epl.

Satureja chandleri (Bdg.) Druce

LILIACEAE

Calochortus dunnii Purdy

Lilium parryi Wats.

LIMNANTHACEAE

Limnanthes gracilis Howell var. parishii (Jeps.) C. Mason

LOASACEAE

Mentzelia hirsutissima Wats. var. stenophylla (Urb. & Gilg.) Jtn.

ONAGRACEAE

Clarkia delicata (Abrams) Nels. & Macbr.

OPHIOGLOSSACEAE

Ophioglossum californicum Prantl

PINACEAE

Pinus torreyana Parry ex Carr.

POACEAE

Calamagrostis densa Vasey

Orcuttia californica Vasey var. californica

Poa atropurpurea Scribn.

Stipa diegoensis Swall.

POLEMONIACEAE

Linanthus bellus (Gray) Greene

Linanthus orcuttii (Parry & Gray) Jeps. ssp. pacificus (Mlkn.) Mason

POLYGONACEAE

Chorizanthe leptoceras (Gray) Wats.

Chorizanthe orcuttiana Peery

Chorizanthe parryi Wats. var. fernandina (Wats.) Jepson

PTERIDACEAE

Cheilanthes fibrillosa Davenp. ex. Underw.

Cheilanthes parishii Davenp.

RANUNCULACEAE

Delphinium hesperium Gray ssp. cuyamaca (Abrams) Lewis & Epl.

Delphinium parishii Gray ssp. subglobosum (Wiggins) Lewis & Epl.

RHAMNACEAE

Adolphia californica Wats.

Ceanothus cyaneus Eastw.

Ceanothus verrucosus Nutt. in T. & G.

ROSACEAE

Chamaebatia australis (Bdg.) Abrams

Horkelia truncata Rydb.

SAXIFRAGACEAE

Heuchera brevistaminea Wiggins

Ribes canthariforme Wiggins

SCROPHULARIACEAE

Diplacus aridus Abrams

SELAGINELLACEAE

Selaginella cinerascens A. A. Eat.

SOLANACEAE

Solanum tenuilobatum Parish

STERCULIACEAE

wyenia compacta Rose

Fremontodendron mexicanum Davids

ULMACEAE

Celtis reticulata Torr.

APPENDIX E

SAND STRATEGY

DEMAND/SUPPLY -- METROPOLITAN MARKET AREA

CUBIC YARDS -- CONSTRUCTION QUALITY SAND

DEMAND

<u>PROJECTION OF DEMAND</u>	<u>YEARLY</u>	<u>5 Years 1975-1980</u>	<u>10 Years 1975-1985</u>	<u>20 Years* 1975-1995</u>
1. Based on mean Annual Production Rate	1.5 million	7.5 million	15 million	30 million
2. Based on Annual Per Capita Consumption	2.4 million	(not deter- mined)	(not deter- mined)	50 million- (2.7 million cubic yards annual con- sumption)

* Conservation policies and programs should be based on more than twenty year period.

POSSIBLE SUPPLY

<u>CURRENTLY UNDER PERMIT (Updated From RSRS)</u>	<u>PENDING SPECIAL USE PERMIT APPLICATIONS (January 1974)</u>	<u>POSSIBLE PRIORITY RESOURCE MANAGEMENT AREAS PROPOSED BY CONSERVATION SUBCOMMITTEE</u>
11.6 million (February 1974)	1. Groves (P-73-137)- 3 million	1. Rancho San Diego property from Cottonwood Golf Course to Hwy. 94: 7 million*
	2. Conrock (P-74-68)- 10 million	2. Edgemoor Farm Property 5.8 million*
		3. Lakeside Community Plan 98 million

* At this time it is not know if any of these areas will be made available to the extraction industry.

APPENDIX F
SELECTED RESOURCE MANAGEMENT AREA
CONSTRUCTION QUALITY SAND

GRAPHIC GOES HERE

APPENDIX G

UNIQUE GEOLOGICAL FEATURES

UNIQUE GEOLOGIC FEATURE**LOCALITY**

Indian Mountain Leucogranodiorite.

Banks of San Luis Rey River, few miles southwest of Pala.

Borrego formation.

Borrego Badlands, Imperial Valley.

Type area for 14 species and varieties of foraminifera and 24 genera, species and subspecies of ostracods.

Pliocene San Mateo formation; abundant fossil assemblage with good exposure.

Along San Mateo Creek.

San Onofre breccia.

San Onofre Hills

Monterey shale.

Along sea cliffs southeast of San Onofre.

Bonsall tonalite.

Bonsall, west central San Luis Rey Quad.

Petrified forest with logs in Exposures of the prebatholithic Volcanics and sedimentary rocks containing leaf imprints.

Lusardi Canyon near Rancho Santa Fe, near junction with San Dieguito River.

Probably the County's best location of prebatholithic folded slates -- steep dips and primary structures.

Lusardi Canyon near Rancho Santa Fe near junction with San Dieguito River.

Bedford Canyon formation. Well exposed stratigraphic -- intrusive relationships between intermediate depth intrusive rocks (Santiago Peak Volcanics), Bedford Canyon metasediments and granitics of Southern California batholity. Structure complex and important relationships between basement complex.

Bedford Canyon; Santa Ana Mountains, Orange County.

UNIQUE GEOLOGIC FEATURE**LOCALITY**

The Lusardi formation consisting of a conglomerate unit, characteristic of North San Diego County.

Lusardi Canyon near Rancho Santa Fe, near junction with San Dieguito River.

Lake Wohlford leucogranodiorite.

Lake Wohlford, between Escondido and Lake Wohlford only.

San Marcos gabbro.

San Marcos Mountains, San Luis Rey Quad.

Woodson Mountain granodiorite.

Woodson Mountain, a few miles southwest of Ramona.

Swarm of distinctly oriented inclusion in Lakewood Mountain tonalite composing outer ring dike. Core is Green Valley tonalite.

East of Ramona.

Area of prebatholithic metamorphics, quartzite exhibiting swirls of swirls of magnetite and biotite which may represent relic crossbedding.

Vicinity Highway 78 and San especially Pasqual.

Green Valley tonalite.

Southeast San Luis Rey Quad. Green Valley between U.S. Highway 395 and Ramona.

Interesting relationship between granitic intrusive rock and large schlieren (streaks of dark minerals). Typical example of migmatite (hybrid gneiss).

Julian, Santa Ysabel Quadrangle.

Excellent view of Elsinore fault, canyon eroded along fault, and tributaries offset in a right lateral sense. Typical exposure of Julian schist.

Tight isoclinal folding in

metasedimentary rocks.

UNIQUE GEOLOGIC FEATURE**LOCALITY**

Folded metasedimentary rock.
Folded pegmatite dikes are
evidence that folding occurred
after dikes were formed.

Canebrake conglomerate.

Southeast base of Vallecito Mountain, 3
miles west of Fish Creek wash at
Canebrake wash, Imperial County.

Split Mountain formation.

Split Mountain Gorge, south of Ocotillo,
west side of Imperial Valley.

Ocotillo conglomerate.

Northern Borrego Badlands near Ocotillo,
Imperial County.

Localities indicating age of
Peak volcanics. At (a) Buchia
belemnoids, and ammonites
were found. At (b) there are
belemnoids, flame structures,
flute castes and graded bedding.

(a) Los Penasquitos; (b) San Santiago
Dieguito, vicinity of San Dieguito piochii,
River.

Excellent Eocene vertebrate fossil
locality.

Bank of San Diego River near
Grantville.

Excellent Eocene vertebrate fossil
locality.

Bank of San Diego River near
Friars Road and Ulric Street.

Exposures of fossiliferous Eocene
and Pliocene strata. The Pliocene
rocks are preserved by down
faulting. They contain sharks teeth,
whale bones and delicate Glottidia
albida.

Tecolote Creek.

Bay Point formation.

West shore of Bay Point in Mission Bay,
City of San Diego.

Type area of the Rose Canyon
shale.

Rose Canyon, City of San Diego.

Excellent Eocene foraminifera
area.

Old Murray Canyon Quarry, Fenton
Material Company.

UNIQUE GEOLOGIC FEATURE**LOCALITY**

Good exposures of green Eocene mudstones, containing large leaf imprints, petrified logs, and pelecypod molds.

Black Mountain.

Black Mountain volcanics, greenstones with interesting primary structures. Quartzose pseudomorphs of gastropods.

Black Mountain.

Exposure of San Diego formation containing whole bones and sharks teeth.

Vicinity of Miramar Reservoir.

Type locality of Spatangus rarus Israelsky. Known only from type locality.

Pacific Beach.

Type localities of Pecten (patinopecten) healeyi, Pecten (Pecten) stearsi, Pecten (argopecten) subdolus and Pecten (Pecten) bellus hemphilli. Found elsewhere but this is an excellent Pliocene exposure.

Pacific Beach.

Del Mar formation.

Sea cliff and short canyon 2 km south of Del Mar railroad station.

Mount Soledad formation.

Head of natural amphitheater 400 m west of intersection of Ardath Road and Interstate 5.

Mission Valley formation.

South wall of Mission Valley on west side of Highway 163 (old Highway 395) at the junction of Interstate 8.

Stadium conglomerate.

North wall of Mission Valley 1 km west of Murphy Canyon Road from Friars Road northwest rim of the valley.

UNIQUE GEOLOGIC FEATURE**LOCALITY**

Scripps formation.

North side of the mouth of Blacks Canyon, 1 km north of Scripps Pier, La Jolla.

Friars formation.

32°46.0' North, 117°10.8' West, North wall of Mission Valley along Friars Road.

Torrey sandstone.

Torrey Pines Grade.

Ardath shale.

East side of Rose Canyon 800 m south of intersection of Ardath Road and Interstate 5.

Good exposures of Santiago Peak volcanics showing unique stratigraphic and structural relationships between many units typical of formation. Also type locality when first named Black Mountain Volcanics.

North of Black Mountain, La Jolla Quadrangle.

Exposure of an old "unnamed" fanglomerate composed of metamorphic rocks, one of the highest surfaces of the "high terrace" cut into Stadium conglomerate, and a "contact breccia" migmatite zone.

Vicinity of Highway 8, west of San Vicente Reservoir.

Basal contact of Ballena gravels eastward; mechanically folded border of Woodson Mountain granodiorite against narrow screen of metamorphic rocks and banded structures in gabbro on other side.

Vicinity of Wildcat Canyon Road sloping just east of San Vicente Creek.

An unusual occurrence of dumortierite, silimanite and associated minerals.

Junction of Dehesa Road and Tavern Road.

an unusual occurrence of orbicular gabbro. Apparently the orbicles are the result of banding around

Dehesa Road west of the Harbison Canyon Road intersection.

xenoliths in the original rock.

UNIQUE GEOLOGIC FEATURE

LOCALITY

Prebatholithic metavolcanics can be seen especially well along Interstate 8 in the roadcuts. In selected places coarse pyroclastic and blastoporphyrific fabrics as well as original bedding are visible. Often very gneissic.

Vicinity of Interstate 8 northeast of Johnstown and south of Lake Jennings. Jennings.

A very interesting zone of mixed and roof pendants in the prebatholithic metavolcanics.

Vicinity of La Cresta Road east of rock Greenfield.

Contact of Woodson Mountain granodiorite and Green Valley tonalite. Notable for zone of coarse inclusions.

Vicinity of La Cresta Road and Greenfield.

Good place to see roof pendant of metavolcanics in the Green Valley tonalite.

Vicinity of San Diego River west of El Capitan Reservoir.

Stonewall quartz diorite.

Stonewall Peak; Cuyamaca Region, San Diego County.

This feature, a major bend in the fault, includes augen gneiss.

Overland Stage route west of Elsinore Vallecito.

Dos Cabazas limestone. Tight folding in limestone, alternating of alcite, finely disseminated graphite and garnet. Some schist and green diopside.

Vicinity of San Diego and Arizona Eastern Railroad to west of the bands Imperial County line.

Type locality of Biraster townsendi waynari Hertlein and Grant. Known only from type locality.

Vicinity First Avenue and Reynard Way, north of San Diego County.

San Diego formation.

City of San Diego.

Excellent exposure of Bay Point formation fauna.

Vicinity Mexican border 1/4 mile inland.

UNIQUE GEOLOGIC FEATURE**LOCALITY**

Excellent location of Pliocene San formation fossils. Near to where Grant and Gale quarried much material for their 1931 San Diego Society of Natural History Memoir.

Vicinity Mexican border 1-3/4 Diego miles inland.

Cabrillo formation.

Sea cliff 250 meters east of new Point Loma Lighthouse.

Point Loma formation.

Along Point Loma Peninsula (west side) at southern end.

La Posta quartz diorite.

La Posta Valley.

Stratigraphic relationship between Jacumba volcanic rock (Alverson andesite) and "Table Mountain gravels" and reworked younger gravels well exposed.

West of Jacumba.

APPENDIX H

STATE GUIDELINES FOR THE CONSERVATION ELEMENT

CALIFORNIA COUNCIL ON INTERGOVERNMENTAL RELATIONS

1. AUTHORITY

Government General Plan Code Section 65302(d) requires a Conservation Element of all city and counties, as follows:

A Conservation Element for the conservation, development and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the Conservation Element including waters shall be developed in coordination with any Countywide water agency and with all district and city water agencies which have developed, served, controlled or conserved water for any purpose for the County or city for which the plan is prepared. The Conservation Element may also cover:

- a. The reclamation of land and waters.
- b. Flood control.
- c. Prevention and control of the pollution of streams and other waters.
- d. Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- e. Prevention, control and correction of the erosion of soils, beaches and shores.
- f. Protection of watersheds.
- g. The location, quantity and quality of the rock, sand and gravel resources.

2. THE SCOPE AND NATURE OF THE CONSERVATION ELEMENT

The Conservation Element requires an appraisal of the communities' natural resources and the development of policy for their preservation or wise utilization. Not all communities have forests or fisheries and thus not all the subject matter applies. However, all communities have water relationships and need to evaluate ongoing development which affects the supply and utilization of this resource.

- a. Identification, evaluation, and analysis of the communities' natural resources:
 - i. Water resources: Source and availability of water, flood control, water

pollution, control of erosion, drainage systems, protection of watersheds, weather and climate (study of water resources and consequent policies should be coordinated with all water agencies in the planning area).

- ii. Vegetative resources: Forests, agricultural areas, watershed areas, marshes; in urban areas this could encompass street trees, parks and other urban vegetation.
- iii. Harbors and Fisheries.
- iv. Wildlife, with particular concern toward endangered species.
- v. Minerals: (Note Appendix D, suggested guide for this subsection by the Division of Mines and Geology.)
- vi. Soils and soil erosion.
- vii. Other natural resources such as air.
- b. Analysis of relationships between resources; identification of areas of critical concern.
- c. Determination of the development capacity of various land areas within the planning area with the aim of conserving natural resources, minimizing ecologic disruption and directing development to lands where such impact will be negligible.
- d. Standards and criteria for conservation and utilization of identified resources.
- e. Program for implementation including priorities.

3. METHODOLOGY

- a. Inventory, analysis and description (including appropriate maps) of the natural resources and natural processes within the planning area.
- b. Analysis of the relationships between conservation and development.
- c. Formulation, with the active involvement of citizen groups, of goals, objectives, policies and priorities with special attention to unique, endangered or critical resources.
- d. Formulation of criteria and standards for conservation, development and utilization of resources based on goals and objectives.

4. DEFINITION OF TERMS

Conservation is the planned management, preparation and wise utilization of natural resources. The objective of conservation is to prevent the wasteful exploitation, destruction or neglect of these resources. The local conservation planning process and program should acknowledge and detail the environmental processes relevant to the jurisdiction.

5. RELATIONSHIP OF THE CONSERVATION ELEMENT

- a. To Other Elements: The Conservation Element provides a major policy input into the Land Use and Circulation Elements. Its concerns relate directly, and in fact overlap, many of the concerns of the Open Space, Seismic Safety and Scenic Highway Elements. For this reason, many communities may wish to combine these Elements into a comprehensive Environmental Resource and Management Element (ERME).
- b. To the Environment: The Conservation Element or ERME can provide the major data and policy baseline necessary to analyze the impact of environmental proposals.

6. IMPLEMENTATION

- a. Zoning: Flood plain zoning, open space zoning.
- b. Subdivision controls, grading ordinances, hillside ordinances.
- c. Acquisition of significant natural areas.
- d. Capital improvements for water quality control.
- e. Regulations for mineral extraction, regulations to control water quality.
- f. Corrective programs where action is needed to correct or reverse conditions causing environmental damage. These may be public, private or joint public-private programs. Actions to remedy erosion through special planting, reforestation, retention basins to prevent siltation, fish ladders, special protection for endangered species are but a few examples.
- g. Education and information.

APPENDIX I

WATER MANAGEMENT AGENCIES

CITIES

Carlsbad -- flood control, sewer and water
Chula Vista -- flood control and sewer
Coronado -- flood control
Del Mar -- flood control, sewer and water
El Cajon -- flood control
Escondido -- flood control, sewer and water
Imperial Beach -- flood control
La Mesa -- flood control
National City -- flood control
Oceanside -- flood control, sewer and water
San Diego -- flood control, sewer and water
San Marcos -- flood control
Vista -- flood control

CALIFORNIA WATER DISTRICTS -- Alpine Highlands, Riverview, Belford Village, Bonsall Heights, Borrego, Orchard, Wynola.

COMMUNITY SERVICE DISTRICTS -- Julian, Pauma Valley.

COUNTY WATER DISTRICTS -- Borrego Springs Park, Canebrake, Leucadia, Pomerado, San Marcos, Santee, Tijuana Valley.

IRRIGATION DISTRICTS -- Helix, Lakeside, San Dieguito, Santa Fe, South Bay, Vista.

SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1

SAN DIEGO COUNTY FLOOD CONTROL DISTRICT (Zones 1-6)

MUNICIPAL WATER DISTRICTS -- Buena Colorado, Carlsbad, De Luz Heights, Mootami, Olivenhain, Otay, Pauma, Poway, Questhaven, Rainbow, Ramona, Rincon del Diablo, Rio San Diego, San Luis Rey, Valley Center, Whispering Pines, Yuima.

PUBLIC UTILITY DISTRICTS -- Crest, Fallbrook.

SANITATION DISTRICTS -- Alpine, Buena, Cardiff, Julian, Lakeside, Lemon Grove, Montgomery, Palm City, Pine Valley, Ramona, Rancho Santa Fe, Rolando, Solana Beach, Spring Valley, Vista, Whispering Palms.

RESOURCE CONSERVATION DISTRICTS -- Borrego Valley, Greater Valley Mountain Empire, Mission, Palomar, Ramona-Julian, Penasquitos, San Luis Rey, Upper San Luis Rey, Valley Center.

STATE

Department of Conservation -- Division of Forestry, Department of Public Works, Department of Parks and Recreation, Department of Water Resources.

FEDERAL

U.S. Army Corps of Engineers, U.S. Department of Agriculture - Forest Service, U.S. Department of Agriculture - Soil Conservation Service, U.S. Department of Housing and Urban Development, U.S. Department of Interior - Geological Survey, U.S. Department of Interior - Bureau of Indian Affairs, U.S. Department of Interior - Bureau of Reclamation, U.S. Department of Interior - Bureau of Sport Fisheries and Wildlife, U.S. Environmental Protection Agency, U.S. Navy Marine Corps - Camp Pendleton, U.S. Navy Facilities Engineering Command, U.S. Department of State International Boundary/Water.

APPENDIX J

GOVERNMENT CODE: SECTION 65450

ARTICLE 8. AUTHORITY FOR SCOPE OF SPECIFIC PLANS

Sec.

65450.1 Areas covered by Specific Plans (New).

65451. Contents (New).

65452. Additional contents (New).

Law Review Commentaries

Land development and the environment: Subdivision Map Act.
(1974) 5 Pacific L.J. 55.

S. 65450. Preparation of plans; direction of legislative body.

Law Review Commentaries

Compatibility of economic and environmental objectives in governmental decision making. (1974) 5 Pacific L.J. 92.

Local "General Plan" in California. Alan R. Perry (1971) 9 San Diego L.Rev. 1.

1. In general

Adoption by County Board of Supervisors of Specific Plan for development of area as mountain subdivision, made subject to rezoning of property to conform to Tentative Subdivision Maps on file, did not commit County to amend The Zoning Ordinance or deprive County of its discretion to approve or disapprove application for zone change submitted by developer which was advised that requested zone change involved greater degree of responsibility over project than did the Specific Plan. *People v. Kern County* (1974) 115 Cal. Rptr. 67, 39 C.A. 3d 830.

S. 65450.1 Areas covered by Specific Plans

A Specific Plan need not apply to the entire area covered by the General Plan. The legislative body or the planning agency may designate areas within a city or a county for which the development of a Specific Plan will be necessary or convenient to the implementation of the General Plan. The planning agency may, or if so directed by the legislative body shall, prepare Specific Plans for such areas and recommend such plans to the legislative body for adoption. (Added by Stats. 1971, c. 1446, p. 2856, S 8.)

Law Review Commentaries

Birth control for premature subdivisions -- a legislative pill. (1972) 12 Santa Clara L. 523.

S. 65451. Contents

Such Specific Plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan listed in Section 65302, including, but not limited to, regulations, conditions, programs and proposed legislation in regard to the following:

1. The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas, such as floodplains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
2. The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities, whether public or private.
3. Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.
4. Standards for the conservation, development, and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks, streams and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.
5. The implementation of all applicable provisions of the Open Space Element as provided in Article 10.5 (commencing with Section 65560) of this chapter.
6. Such other measures as may be necessary or convenient to ensure the execution of the General Plan.

(Added by Stats. 1971, c. 1446, p. 2857, S 10.)

Former Section 65451 was amended by Stats. 1970, c. 1590, p. 3313, S 7, and was repealed by Stats. 1971, c. 1446, p. 2856, S 9.

Derivation: Former Section 65451, added by Stats. 1965, c. 1880, p. 4342, S 5, amended by Stats. 1970, c. 1590, p. 3313, S 7.

Forms: See West's California Code Forms, Government.

Law Review Commentaries

Growth control in California. Thomas P. Clark, Jr. and Roger A. Grable (1974) 5 Pacific L.J. 570.

1. In general

Provisions of the Subdivision Map Act and S. 11551 support the authority of local governing bodies to require that all roads created pursuant to a subdivision or land project determine lot boundary lines. 56 Ops. Atty. Gen. 105, 2-27-73.

S. 65452. Additional contents

Such Specific Plans may also include all detailed regulations, conditions, programs and proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan Element as provided in Section 65303. (Added by Stats. 1971, c. 1446, p. 2857, S 11).

ARTICLE 9. PROCEDURE FOR ADOPTION OF SPECIFIC PLANS AND REGULATIONS

Sec.

65507. Establishment of Specific Plan or amendment thereto (New).

S. 65500. Hearing; notice

1. In general

Evidence that plaintiffs failed to pursue any remedy from alleged improper action of City Council in failing to refer rezoning back to Planning Commission until filing of action two years after adoption of the ordinance, during which time intervenors purchased property and launched its development, supported finding that plaintiffs were guilty of laches and could not complain of the failure of the City Council to refer the plan back. *Millbrae Ass'n for Residential Survival v. City of Millbrae* (1968) 69 Cal. Rptr. 251, 262 C.A. 2d 222.

2. Necessity of hearing

Adoption of zoning requires public hearings with public notice and initiatives in zoning field are invalid. *People's Lobby, Inc. v. Board of Sup'rs of Santa Cruz County* (1973) 106 Cal. Rptr. 666, 30 C.A. 3d 869.

6. Report of commission

Proposed initiative ordinance restricting use of seashore property was invalid for violation of due process clause and for failure to follow statutory procedure for adoption of The Zoning Ordinance. *People's Lobby, Inc. v. Board of Supervisors of Santa Cruz County* (1973) 106 Cal. Rptr. 666, 30 C.A. 3d 869.

S. 65503. Action by legislative body; hearing; notice

1. In general

Where Planning Commission had approved rezoning of eight separately designed sections and submitted them to City Council but council rezoned only one of the sections, ordinance rezoning one section was merely an ordinance of lesser scope than that which council might have enacted and failure to rezone other seven sections did not amount to a change in the Commission's recommendations and referral back to Planning Commission was not necessary. *Millbrae Ass'n for Residential Survival v. City of Millbrae* (1968) 69 Cal. Rptr. 251, 262 C.A. 2d 222.

S. 65504. Reference of proposed changes; failure to make reference

1. In general

Where Planning Commission had approved rezoning of eight separately designed sections and submitted them to City Council but council rezoned only one of the sections, ordinance rezoning one section was merely an ordinance of lesser scope than that which council might have enacted and failure to rezone other seven sections did not amount to a change in the Commission's recommendations and referral back to Planning Commission was not necessary. *Millbrae Association for Residential Survival v. City of Millbrae* (1968) 69 Cal. Rptr. 251, 262 C.A. 2d 222.

Evidence that plaintiffs failed to pursue any remedy from alleged improper action of City Council in failing to refer rezoning back to Planning Commission until filing of action two years after adoption of the ordinance, during which time intervenors

purchased property and launched its development, supported finding that plaintiffs were guilty of laches and could not complain of the failure of the City Council to refer the plan back. 1d.

S. 65506. Application to ordinances of legislative bodies

Nothing in this * * * article applies to the adoption or amendment of any ordinance by legislative body, whether or not it may relate to the subjects mentioned in Article 8 of this chapter, except ordinances expressly adopting or amending a Specific Plan initiated pursuant to this chapter. (Amended by Stats. 1970, c. 1590, p. 3313, S 8.)

S. 65507. Establishment of Specific Plan or amendment thereto

When it deems it to be for the public interest, the legislative body may initiate and adopt an ordinance or resolution establishing a Specific Plan or an amendment thereto. The legislative body shall first refer such proposal to establish such Specific Plan or amendment thereto to the Planning Commission for a report. Before making a report, the Planning Commission shall hold at least one public hearing. The Planning Commission shall report within 40 days after the reference, or within such longer period as may be designated by the legislative body. Before adopting the proposed plan or amendment the legislative body shall hold at least one public hearing. Notice of the time and place of hearings held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings by the Planning Commission as specified in Section 65500. (Added by Stats. 1970, c. 677, p. 1307, S 1.)

ARTICLE 10. ADMINISTRATION OF SPECIFIC PLANS AND REGULATIONS

Sec.

65553. Open space lands; reference of proposal to planning agency for report; report to legislature (New).

S. 65553. Open space lands; reference of proposal to planning agency for report; report to legislature

No street shall be improved, no sewers or connections or other improvements shall be laid or public building or works including school buildings constructed within any territory for which the legislative body has adopted a Specific Plan regulating the use of open space land until the matter has been referred to the planning agency for a report as to conformity with such Specific Plan, a copy of the report has been filed with the legislative body, and a finding made by the legislative body that the proposed improvement, connection or construction is in conformity with the Specific Plan. Such report shall be submitted to the legislative body within forty (40) days after the matter was referred to the planning agency. The requirements of this section shall not apply

in the case of a street which was accepted, opened, or had otherwise received the legal status of a public street prior to the adoption of the Specific Plan. (Added by Stats. 1970, c. 1590, p. 3314, S 14.)

Underline indicates changes or additions by amendment

Asterisks * * * indicate deletions by amendment

APPENDIX K
RESOURCE CONSERVATION AREA DESCRIPTIONS

<u>Plan Area</u> (GPA adopted)	<u>Page</u>
Alpine (77-02)	X-K-1
Sweetwater (77-02)	X-K-3
Valle de Oro (77-02)	X-K-5
Poway (78-02)	X-K-9
Ramona (78-02)	X-K-11
Bonsall (79-02)	X-K-15
Fallbrook (79-02)	X-K-16
Jamul-Dulzura (92-04)	X-K-17
Lakeside (79-02)	X-K-19
North County Metro (79-02)	X-K-20
Otay (92-04)	X-K-22
Pala-Pauma (79-02)	X-K-23
Pendleton-Deluz (79-02)	X-K-24
Rainbow (79-02)	X-K-25
San Dieguito (79-02)	X-K-26
Santee (79-02)	X-K-28
Valley Center (79-02)	X-K-29
Crest-Dehesa-Harbison Canyon (80-01)	X-K-30
North Mountain (88-03)	X-K-31
Central Mountain (91-02)	X-K-36

RESOURCE CONSERVATION AREAS FOR ALPINE

1. El Capitan Reservoir and El Cajon Mountain -- The reservoir is important for migratory waterfowl, and freshwater aquatic wildlife. Surrounding vegetation includes habitat for Chaparral dwelling species as well as raptorial birds such as Golden eagles. Areas adjacent to the reservoir should be kept in native vegetation to minimize siltation. El Cajon Mountain valuable as visual landmark and wildlife habitat.
2. Peutz Valley -- Oak and Riparian woodlands are mixed through the main body of the canyon and its tributaries, these vegetation community types serve as habitats for migratory birds and acts as a wildlife corridor and food/water sources for wildlife in adjacent Chaparral.
3. Oak-Riparian Woodland in Drainages Between Alpine Boulevard and South Grade -- These woodlands provide seasonal habitat for birds and movement corridors for native mammals, with the area west of Tavern Road significant also for the presence of Eritillary biflora (Chocolate lily) a rare plant, and an Oak woodland area.
4. Harbison Canyon -- Area with high potential of significant archaeological sites.
5. Viejas Mountain -- Viejas Mountain is a significant aesthetic landmark and is valuable for its excellent example of undisturbed Broad leaf and Narrow leaf chaparral. Several rare plants probably occur on Viejas Mountain, Haplopappus parishii and the San Diego County endemics, Monardella hypoleuca ssp. lanata and Grindelia hallii.
6. Poser Mountain - Viejas Grade Road -- Several species of rare or endangered plants including Acanthomintha ilifolia, Monardella hypoleuca ssp. lanata, Grindelia hallii and Haplopappus parishii, have been found along portions of Viejas Grade. In addition, Poser Mountain contains excellent examples of undisturbed Chaparral and the unique Fremontodendron californica.
7. Eastern Portions of Viejas Creek -- Normally Viejas Creek contains a perennial stream with freshwater aquatic ecosystems. Oak and Riparian woodlands are also present in the streambed.
8. Sweetwater River Canyon and Adjacent Archaeological Resource Area -- This canyon contains undisturbed Chaparral, Virgin Riparian and Oak woodlands as well as a pristine perennial stream and aquatic ecosystems. Any type of development to disturb the vegetation in this canyon would also alter the dramatic view which can be partially sensed at the Highway 8 roadside viewpoint.
9. Loveland Reservoir and Surrounding archaeological and Visual Resources -- Loveland Reservoir serves as a stopping place for migratory waterfowl and its surrounding environs are significant habitat for protected Golden eagles and other raptorial birds, as well as large mammals.

10. Japatul Road, Loveland Reservoir Drainage Area -- Large areas of Riparian and Oak woodlands and some freshwater marsh can be found in this area. All of these are significant habitat for migratory birds. This area is also significant for its high archaeological potential.
11. Horsethief Creek, Pine Valley Creek Region -- Both of these drainages contain Oak woodlands; the Pine Valley Creek area includes Riparian woodland and perennial freshwater aquatic ecosystems. Portions of this isolated area are suitable habitat for several species of rare plants, also valued for its high visual resource and archaeological potential.
12. Gaskill Peak Region -- The rare or endangered plants Monardella hypoleuca ssp. lanata, Ribes canthariforme, Horkella truncata, Salvia Clevelandii and Senecio ganderi all occur on or nearby the area. Habitats on Gaskill Peak are well suited for large mammals and raptorial birds as well as these plants, also valued as visual resource.
13. Lawson Valley archaeological resource potential area.
14. Intersection of Tavern, Japatul, and Dehesa Roads, is the location of deposits of the rare mineral dumortierite, and nearby potential archaeological sites.
15. Japatul Valley -- Area of known archaeological sites as well as high potential for sites yet undiscovered.
16. Bell Mountain -- Visual landmark, with high potential of archaeological sites.
17. Viejas Indian Reservation and surrounding areas have many known archaeological sites and highest potential for sites yet undiscovered. Surface artifacts and evidence of previous early Indian occupation have been disturbed.
18. Principal drainage and adjacent slopes in Capitan Grande Indian Reservation, included for high archaeological potential and high wildlife value.

English names for plants mentioned in the resource conservation areas:

Acanthomintha ilicifolia (Gray) Gray San Diego thornmint
Fremontodendron californicum Coville California fremontia
Eritillaria biflora Lindl. Chocolate lily
Grindelia hallii Steyererm. Hall's gum plant
Haplopappus parishii (Green) Blake. Parish goldenbush
Horkelia truncata Rydb Ramona horkelia
Monardella hypoleuca Gray ssp. lanata (Abrams) Munx Felt leaf monardella
Ribes canthariforme Wiggins. Moreno currant
Salvia clevelandii (Gray) Greene Cleveland sage

Senecio ganderi Barkley and Beauchamp Ganders butterweed

RESOURCE CONSERVATION AREAS FOR SWEETWATER

1. Mother Miguel Mountain - Resources to be conserved in this area include a large undisturbed area of Coastal sage scrub, a sensitive plant community, as well as some Chamise chaparral and grasslands. These vegetation community types provide excellent habitat for the Golden eagle, a sensitive bird species known to occur here. The area supports significant stands of the rare Coast barrel cactus (Ferocactus viridescens). The area is also a major portion of the scenic viewshed of the eastern Sweetwater Area.
2. Sweetwater River Floodplain - Resources include riparian and Riparian woodland habitats. These habitats are important for a diversity of plant species, including sycamores, cottonwoods, willows, oaks and of wildlife species including migratory song birds. Vegetation adjacent to the riparian area consists of Coastal sage scrub, Chamise chaparral, and grassland and provides an edge habitat contributing even greater diversity of plant and wildlife species to the ecosystem. Rare vernal pools are found south of the Sweetwater Reservoir. The sensitive plant species Hemizonia conjugens and sensitive bird species (Grasshopper sparrow) are also known to occur here.
3. Proctor Valley Road - The resource to be conserved in this area is grassland and Coastal sage scrub which provide habitat for Burrowing owls, a regionally declining species, Coast barrel cactus (Ferocactus viridescens) and the Marsh elder (Iva hayesiana) sensitive plant species.
4. Upper Sweetwater River - Important resources to be conserved in this region include a riparian zone, grasslands, and the sensitive Coastal sage scrub plant community. The Coastal sage scrub contains several sensitive plants: Coast barrel cactus (Ferocactus viridescens), California adolphia (Adolphia californica), and Otay tar weed (Hemizonia conjugens), and supports populations of Cactus wren, and Black-tailed gnatcatcher, both sensitive bird species. Archaeological sites are also found in this region.
5. Middle Sweetwater River - This area contains an important mature riparian zone consisting of native trees, sedges, and grasses creating an aesthetic environment. A variety of wildlife is supported by this vegetation including potential habitat for the Least Bell's vireo.
6. Eucalyptus Grove 1 - The resource to be conserved in this area is a eucalyptus grove which provides avian habitats as well as an aesthetic buffer.
7. Eucalyptus Grove 2 - The resource to be conserved in this area is a eucalyptus grove which provides avian habitats as well as an aesthetic buffer.

8. Eucalyptus Grove 3 - The resource to be conserved in this area is a eucalyptus grove which provides avian habitats as well as an aesthetic buffer.
9. Lower Sweetwater River - Important Riparian woodlands occur in this region providing habitat for a variety of plant and wildlife species having limited distribution. The Federally endangered bird the Least Bell's vireo and the San Diego ragweed may potentially occur here.
10. Glen Abby - The resources of importance in this region are the Rhus woodland plant community and the cacti thicket, providing habitat for the Cactus wren, a locally endangered bird species.

RESOURCE CONSERVATION AREAS FOR VALLE DE ORO

Resource Conservation Area (RCA) 1: Sweetwater River Floodplain -- Resources include Riparian and Riparian woodland habitats -- these habitats are important for wildlife, supporting greatest diversity of birds, particularly migratory songbirds. Resources to be protected include trees, including willows, sycamores, cottonwoods, oaks, and non-native species; Riparian vegetation, including cattails, sedges, rushes, and aquatic vegetation. Adjacent native vegetation (Coastal sage, chaparral and grasslands) should be conserved as viable edge habitats contributing to wildlife and visual diversity of the local ecosystem.

RCA 2: "Damon Lane", Riparian Woodland Habitat -- This is a combination of native Riparian woodland and introduced eucalyptus woodland which lies in a natural drainage area augmented by urban runoff. Conserve woodland integrity and sufficient adjacent undeveloped natural and semi-natural habitats.

RCA 3: Steep Canyon Creek, Riparian Habitat -- Oak woodland habitat adjoining similar habitats in the Sweetwater River floodplain. Conserve integrity of groves from the river to the plan boundary.

RCA 4: Jamacha Creek, North and South of Hilddale -- This narrow creek, partially fed by runoff, supports some Riparian vegetation, and provides water for wildlife in a rapidly suburbanizing area. Conserve corridors to and from undeveloped areas.

RCA 5: Campo Creek, South of Campo Road, Between Avocado Avenue and Jamacha Boulevard -- This Riparian woodland and Oak woodland provides seasonal water and nesting habitat for resident and migratory birds. This area also include Palmer sagebrush found only in low places in the southwestern part of San Diego County.

RCA 6: East of Kenora Drive -- Drainage area with large stand of eucalyptus trees. Conserve woodland integrity and sufficient adjacent undeveloped natural and semi-natural habitats.

RCA 7: Natural Drainage Area -- With bird and mammal habitat, rock outcrops and some natural vegetation, following drainage flow from Crest to Rockbrock Street and Helix. The area is bounded on the north by Crest, on the south by Montemar, Helix to the west and Lamar to the east. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 8: Area along Conrad Drive from Edgar Street to Avenida Gregory -- And the area southwest from Conrad toward Orchard Drive. Contains semi-natural drainage vegetation features. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 9: West of Arcelona Drive -- Natural vegetation and buffer zone. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 10: Dictionary Hill - Habitats of Rare and Endangered Plant Species -- This area

provides habitat for the Coastal barrel cactus, considered for endangered status by the Department of Interior, Variegated dudleya, a succulent considered for threatened status by the Department of Interior, Mesa clubmoss and Munz sage (reaching the northern limits of its range here) considered by the California Native Plant Society to be "rare, of limited distribution (only in San Diego County in California), but distributed widely enough that potential for extinction or extirpation is apparently low at present". (Powell, 1974)

Dictionary Hill was also used for scientific studies of "hill topping" in butterflies (Shields, 1971) and contains excellent examples of Coastal sage scrub vegetation in a rapidly urbanizing area.

RCA 11: Habitat for Threatened San Diego Variegated dudleya -- A small succulent being considered for threatened status by the U.S. Department of Interior, located south of Sweetwater Road.

RCA 12: Habitat for Endangered Otay tarweed -- A short yellow flowered herb (member of the sunflower family) considered for endangered status by the U.S. Department of Interior. This location is near the southwestern end of Lakeview Avenue, north of the Sweetwater Reservoir.

RCA 13: Habitat for San Diego Ambrosia -- On the west side Sweetwater Road between Jamacha and Orville Streets. This silver leafed member of the sunflower family is found in a disturbed area along Sweetwater Road. This plant species is considered by the California Native Plant Society as: 1) occurrence confined to several populations or one extended population; 2) endangered in part; 3) declining in vigor; and 4) rare outside of California.

RCA 14: Oakgrove and Habitat for Threatened and Rare Species -- East of Vista Grande Road. This contains habitat for: 1) Spleenwort -- a threatened fern of limited distribution; 2) Coast spice bush -- a small spicy smelling shrub with reddish berrylike fruit, found only in hills and mesas of San Diego County; and 3) Pholisma, a small root parasite, superficially resembling a morell mushroom but with tiny flowers. Considered by the California Native Plant Society (Powell, 1974) to: 1) have an occurrence confined to several populations or one extended population; and 2) San Diego Sunflower -- the late spring flowering bush sunflower occurs only in southwest San Diego County.

RCA 15: Isham Springs Bottling Plant and Hansen's Creek -- Naturally occurring Riparian habitats (although modified by man) leading into Sweetwater River. Also a cultural site which includes Isham Springs sites of historic bottling plant.

RCA 16: Extension of Eucalyptus Park -- Natural drainage area supplemented by urban runoff.

RCA 17: Bancroft Ranch Site -- Site of an historic ranch and Indian occupation, located

east of Bancroft Drive. Also includes Rock House (Bancroft Studio) built in 1889, The Springs of Saint George for which Spring Valley was named, Madam Camille's House, 3555 Bancroft Drive built in 1924, and Spring Valley Veteran's memorial dedicated in 1948.

RCA 18-31: -- Are archaeological sites recommended for excavation or presentation by professional archaeologists.

<u>RCA 18</u> :	Site CE #103 (Site W-562 is contiguous and out of the planning area, but should be nominated with this site.)	Historic village of Matamo
<u>RCA 19</u> :	W-389	Historic village of Meti/Bancroft Ranch House
<u>RCA 20</u> :	Cal:F:5:7	Recommended by Gross & Ezell (1972) for excavation or preservation.
<u>RCA 21</u> :	Cal:F:5:11	" "
<u>RCA 22</u> :	Cal:F:5:35	" "
<u>RCA 23</u> :	Cal:F:5:2	" "
<u>RCA 24</u> :	Cal:F:5:3	" "
<u>RCA 25</u> :	Cal:F:5:5	" "
<u>RCA 26</u> :	Cal:F:5:6	" "
<u>RCA 27</u> :	Cal:F:5:9	" "
<u>RCA 28</u> :	Cal:F:1:7	" "
<u>RCA 29</u> :	Cal:F:1:6	" "
<u>RCA 30</u> :	Cal:F:5:22	" "
<u>RCA 31</u> :	Cal:F:5:15	Partially excavated by Kaldenberg (1975) and Gross (1975); historic site of the Isham Springs bottling plant.

RCA 32: Cactus Cottage (Sinclair House) -- 3700 Sinclair Lane. Built in 1889 as summer cottage for H.H. Bancroft.

RCA 33: Bancroft Dam -- Fairway Drive passes through the dam at the lower end of Brookside. Built in 1990 as part of Bancroft Ranch.

RCA 34: McRae-Prentice-Albright House -- Built around 1882, later remodeled by Albright, prominent San Diego architect. Located next to Highway 94 Kenwood offramp. (Barbic-Rubber Tree Lane)

RCA 35: The Olla -- 3700 Helix Street. This unique structure was built around 1895 in the shape of an Indian water storage jar or "olla". It was used as a water storage tank and filter on the historic Bancroft Ranch.

RCA 36: Old Jamacha School -- 1886.

RCA 37: Steel Bridge -- Where Highway 94 crosses Sweetwater riverbed. Last bridge around of this type construction.

RCA 38: Grossmont Area, Artists' Colony Homes:

1. Grossmont Inn -- 9680 Evans Drive
2. Willaim Cross House -- 9633 El Granito
3. Madame Schumann-Heink House -- 9951 El Granito
4. Havrah Hubbard House -- 9725 Sunset
5. Owen Wister House -- 9499 El Granito
6. John Vance Cheney House -- 9410 Sierra Vista
7. Carrie Jacobs Bond House -- 9623 Summit Circle

RESOURCE CONSERVATION AREAS FOR POWAY

1. Santa Ysabel Creek Area -- Resources to be conserved in this area are Oak woodlands on north facing slope and associated vegetation (significant wildlife habitat).
2. Highland Valley Area -- Resources to be conserved in this area are Oak woodlands in the drainage bottom and associated vegetation (significant wildlife habitat).
3. Thompson Creek Area -- Resources in this area are Oak-Riparian woodlands and steep canyon walls (significant wildlife habitat).
4. Mount Woodson, Old Coach Road Area -- This major area includes the southern portion of Mount Woodson, the western slopes of Iron Mountain as well as the drainage area along Old Coach Road.

Resources to be conserved in this area include the Riparian woodland and the Oak woodland along the drainage from the Green Valley Truck Trail to the northwestern edge of the planning area. These woodlands serve as habitat vital for many wildlife species. Resources on the slopes of Mount Woodson and Iron Mountain include steep slopes covered with mixed chaparral. Rare plants including smooth Mountain mahogany (Cercocarpus minutiflorus), and the possibly threatened Lakeside wild lilac (Ceanothus cyaneus) probably occur here (aesthetics, significant wildlife and endangered plants).

5. Boulder Mountain -- The resources on Boulder Mountain include the small Oak woodland on the north facing slope and the surrounding Coastal sage scrub and Chamise Chaparral vegetation. This small mountain also serves as a visual point (aesthetic values).
6. Twin Peaks -- Twin Peaks is a strong visual point for the Poway area. The vegetation to be conserved in this area includes the small oak, Riparian area and the Chamise Chaparral and Coastal sage scrub vegetation on the peaks (aesthetic, wildlife habitat).
7. Midland Rose Hill -- Resources in this area are the Oak woodland along the north facing slope and the Riparian woodland along Rattlesnake Creek. The higher elevation boundary is determined by the existing avocado orchards (significant wildlife habitat).

8. Rattlesnake Creek Canyon - Tooth-Rock Mountain -- In this RCA, resources to be conserved include Oak and Riparian woodlands and the associated vegetation on the Canyon walls (significant wildlife habitat). In addition, the RCA encompasses "Tooth-Rock Mountain", a unique land form recognized by the Community Planning Group.
9. Goat Peak - Upper Penasquitos Creek -- This RCA includes the northern slope of Goat Peak (the peak itself is just south of the planning area) and some of the minor branches of upper Los Penasquitos Creek. The area includes good stands of Chamise Chaparral and Coastal sage scrub (significant wildlife habitat).
10. Poway Road -- The main purposed of this RCA is to identify and conserve the Riparian woodland. The presence of houses in the area detracts from the value of the woodland but it is still important enough to be considered significant (significant wildlife habitat).
11. Metate Road -- The resource to be conserved in this area is the natural grassland. Because of soil, slope and past grazing history, this is one of the few grasslands in San Diego County that contains a large proportion of native perennial grasses. The area adjacent to it lacks these grasses because of grazing by cattle (significant plant, wildlife habitat).
12. Poway Grove -- This area is important because of the occurrence of a large Oak woodland in it. It is mostly semi-urbanized but the trees themselves still retain important wildlife habitat characteristics (significant wildlife habitat).
13. Pomerado Road Curves Area -- This area is important because of the large, relatively undisturbed area of Mixed Chaparral here. It is the only area in Poway with Mixed Chaparral vegetation that shows coastal influences. It is also a prime habitat for the proposed, endangered Poway Mint (Monardella linoides ssp. viminea). Old locations for this very rare species include Miramar Grade and Poway (significant rare plant, wildlife habitat).
14. Beeler Mountain Gravel Deposit -- This site is the only known gravel/cobble deposit within the Poway Planning Area. Gravel deposits are important because gravel is an essential component of concrete. Commercial grade gravel deposits which are close to developing communities reduce the costs of hauling materials to use sites.
15. Village of Pauwai -- This is the probable site of the original Native American village which gave its name to Poway. It is an identified and partially studied archaeological site (SDi 4606/W-213).

RESOURCE CONSERVATION AREAS FOR RAMONA

The Environmental Resources Section (III) of the Community Plan includes a Resource Conservation Element Area Map and reference to resource conservation areas (RCA's) by number. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

- Areas necessary for the protection of wildlife and representative stands of native vegetation.
- Areas containing rare and/or endangered plants.
- Wildlife habitats which are:
 1. In large blocks, if possible;
 2. Wide, rather than long and narrow to minimize adverse effects along their margins;
 3. In contact with other wild areas and floodplains to provide migration corridors.
- Areas containing mineral resources. Conservation measures should ensure future availability.
- Areas which provide the scenic mountainous backdrop to development within the community.

DESCRIPTION OF RCA'S

Biological Resource Conservation Areas

1. Bandy Canyon - Highland Valley Road Area -- Resources to be conserved in Bandy Canyon include very steep slopes, large rock outcrops, and Oak woodlands. Oak woodlands are scattered through this canyon and along Highland Valley Road. In addition, the rare Campo clarkia (Clarkia delicata) can be found beneath these trees.
2. Schoolhouse Canyon Region -- Resources to be conserved in this region include very steep slopes, rock outcrops, and Oak woodlands. A large portion of this area burned in 1975 but otherwise, it is in a nearly undisturbed state. Much of the

property in this RCA is public domain.

3. Vernal Pool Site South of Ramona Airport -- The rare vernal pool habitat type in San Diego County, is typically found on coastal mesas, but it is also found here in Ramona. Its presence in this location is indicated by vernal pool inhabiting plants.
4. Clevenger Canyon Region -- Part of Clevenger Canyon has been disturbed by the roadbed of Tenth Street, but it still contains vegetation that should be conserved. The canyon itself contains Riparian and Oak woodlands. The slopes are covered with dense Chaparral, including the rare Golden eardrops (Dicentra chrysantha) and Smooth mountain mahogany (Cercocarpus minutiflorus). Both the Riparian and Oak woodlands serve as habitat for many wildlife species.
5. Hatfield Creek, East of Santa Maria Valley -- This area physiographically consists of a deep canyon with rock outcrops. Resources to be conserved include these rocky areas, the Riparian and Oak woodland area along Hatfield Creek and the associated wildlife.
6. Goose Valley Ridge -- Resources to be conserved in this area include heavy undisturbed Chaparral, steep rocky slopes and outcrops, and Oak woodlands. This area together with the steep slopes in the Mountain Development category to the north would help preserve an important part of the visual mountain backdrop for the Santa Maria Valley, plus, this area is important for habitat for large mammals.
7. Highway 78 Corridor -- This resource conservation area primarily includes the Oak and Riparian woodland along Highway 78. The slopes visible from the highway are included to delineate a scenic corridor and provide habitat for Riparian and Oak woodland animals.
8. Ramona Pegmatite District -- This area is important for the mineral resources contained in it. Gem quality tourmaline, topaz, garnet, beryl, and smokey quartz have been mined from this area. The Ramona Pegmatite District is one of four mining areas for which San Diego County is famous. Besides the mineral resources, there are also some biological resources in the area such as Chaparral and Southern oak woodland, that are important for wildlife.
9. Sutherland Reservoir - Santa Ysabel Creek - Witch Creek -- Resources in this large, relatively untouched area include Sutherland Reservoir and its aquatic habitats, the perennial freshwater Santa Ysabel Creek, the Oak woodlands and the Southern mixed chaparral. The reservoir and its habitats are valuable for migratory birds including waterfowl and Bald eagles. The Riparian woodland area east of the reservoir is in pristine condition and serves as habitat for numerous birds and animals. Portions of Santa Ysabel Creek within the boundaries of this region contain perennial freshwater flow with associated aquatic ecosystems, a

rare resource in San Diego County. Patches of Southern and Canyon oak woodlands are scattered throughout the steep slopes of this RCA. Heavy, manzanita-filled Chaparral is present on the north facing slopes. Both the Chaparral and Oak woodlands serve as habitat for mammals, birds, reptiles, and amphibians. This RCA contains large blocks of public land that serve as watershed for the reservoir. It is adjacent to Forest Service and Indian Reservation land on the north.

10. Witch Creek Mountain -- The northern slope of this mountain is covered with a choice stand of Southern oak woodland. Golden eagles have been seen repeatedly on this mountain and there is a possibility that its rocky cliffs could serve as their nesting sites.
11. Littlepage Road - Highway 78 -- The major resources of this area are the rolling hills covered with Southern oak woodlands and the prime stands of Chaparral. The eastern portion of this RCA also has steep rock outcroppings.
12. San Vicente Oaks Road -- The resources in this RCA are the Oak woodlands in the canyon bottom, dense undisturbed Chaparral on the slopes and numerous animal inhabitants.
13. Irvings Crest - Daney Canyon -- This area includes very steep slopes, large rock outcrops, Oak woodlands and old growth Chaparral. In addition, there is a high probability that the rare Golden eardrops, Smooth mountain mahogany, and the Lakeside wild lilac, which is proposed as threatened, can be found in this area.
14. Mussey Grade Road -- This RCA contains Oak woodlands, valuable both as scenic and biological resources. Lakeside wild lilac and the rare California copperleaf have been found along Mussey Grade.
15. Iron Mountain - Mount Woodson -- The Iron Mountain portion of this area contains very large, old growth Southern mixed chaparral. Several sensitive plants such as Smooth mountain mahogany, Golden eardrops, and the possibly threatened Lakeside wild lilac undoubtedly occur here. Iron Mountain also contains the only know location in San Diego County of the Heart leaf pitcher sage as well as the northern most location of the rare Mountain misery. Iron Mountain and its vicinity is composed of very steep slopes and large rock outcrops.

The Mount Woodson portion contains the notable landmark of Mount Woodson and its surrounding slopes. Resources to be conserved in this area include several significant plants. The threatened Woolly leaf monardella (Monardella hypoleuca ssp. lanata) grows on top of Mount Woodson and plants with limited distribution such as the Coast spice bush (Cneoridium dumosum) and Cleveland sage (Salvia clevelandii) occur on the lower slopes. The rare Smooth mountain mahogany and threatened Lakeside wild lilac also probably occur on the mountain. Other resources include the Red-shouldered hawk, a declining species.

16. San Vicente Creek -- The major resources to be conserved in this area are the Oak and Riparian woodlands along San Vicente Creek and its tributaries. Portions of this system, such as the area around the San Diego Country Estates golf course are somewhat modified, but because Riparian woodlands are such significant resources, it is felt that these woodlands are worth protecting. Most of the remaining portions of the San Vicente Creek area are in good condition.
17. Historic Preservation Areas -- (For discussion of each of the structures listed below cf. Historic Building of the Ramona Area, Ruth Meyer, Ramona Pioneer Historical Society, 1975.)
 - a. Santa Teresa Ranch House
 - b. Stokes House
 - c. Atkinson Bros. Toll House
 - d. Santa Maria Store (Pioneer Market)
 - e. Barnett House
 - f. Verlaque House
 - g. Friends Church
 - h. Townhall
 - i. Congregational Church
 - j. Montecito Ranch House
 - k. The Castle
 - l. Tucket-Billingsley-Stone House
 - m. Drake House
 - n. McIntosh House
 - o. Sawday House
 - p. Small Verlaque Adobe
 - q. Old Earle School
 - r. Gilbough House

s. Little Page House

RESOURCE CONSERVATION AREAS FOR BONSAI

1. San Luis Rey River -- This area includes large patches of Riparian woodland vegetation and know locations for the Stephen's kangaroo rat which is listed as rare and protected by the State of California.
2. Gopher Canyon -- This area is also designed to include the scenic Oak woodlands along Gopher Canyon.
3. San Marcos Mountains -- The north end of this area extends into Bonsai. These mountains are specially significant because they have rare and endangered plant species such as Cleveland sage (Salvia clevelandii), Tetracoccus dioicus and Southern mountain misery (Chamaebatia australis). These mountains are also a visual landmark.
4. Merriam Mountain -- Resources in this area are similar to the San Marcos Mountains including the same species of rare plants plus Comarostaphylos diversifolia.

RESOURCE CONSERVATION AREAS FOR FALLBROOK

1. Santa Margarita River Area -- This area is of regional importance. As it presently exists, it contains a large portion of the remaining Riparian woodland in San Diego County as well as Oak woodlands in tributary canyons and Chaparral covered slopes. Rare and endangered plants in this area include the Sticky stone crop (Dudleya viscida), the Peninsular manzanita (Arctostaphylos peninsularis) and the Smooth mountain mahogany (Cercocarpus minutiflorus). The Riparian woodland in this drainage includes a large portion of the endangered Least Bell's vireo that remains in California. In the event that a reservoir is placed in the area the resource conservation area would protect its watershed.
2. Lancaster Mountain -- The resources to be conserved in this area include Oak woodlands on the north facing slope, areas of mixed Chaparral wildlife habitat, steep rocky slopes and a visual landmark.
3. San Luis Rey River -- Biological resources in this area include large areas of Riparian woodland and known locations for the rare Stephen's kangaroo rat.
4. Mission Road
5. Ranchwood Lane
6. Tumble Creek Lane
7. Live Oak Park
8. Rancho Monserate Creek
9. Sage Park
10. I-15 - Reche Road Area
11. Riverview Drive Creek
12. Willow Glen Road
13. Stewart Canyon

RESOURCE CONSERVATION AREAS FOR JAMUL-DULZURA

106. McGinty Mountain - Sequan Peak -- These two mountains are both prominent visual features for the El Cajon and Harbison Canyon and Dehesa regions. These mountains are also biologically important because they contain many rare, endangered and threatened plants including about 75 percent of the known population of the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego thornmint, threatened San Miguel savory, Gander's butterweed, Felt leaf rock mint and Dean's milkvetch, and the rare California copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil, and San Diego sunflower. The California Natural Area Coordinating Council designated this as a Significant Natural Area.
107. Indian Springs -- This area is important for the Riparian and Oak woodlands that grow along Highway 94. These woodlands represent a part of the character of Jamul.
108. Lawson Peak -- Lawson Peak is a scenically important mountain as well as biologically important area because of the presence of the threatened Felt leaf rock mint, Gander's butterweed, and the rare Campo clarkia and Creeping sage. This resource conservation area also contains the Riparian and Oak woodlands of Hollenbeck Canyon, Pringle Canyon, and Dulzura Creek.
109. Barrett -- This area contains Barrett Lake, its associated Riparian woodlands and steep Chaparral covered slopes leading into the lake. Rare plants within the area include the threatened Felt leaf rock mint, Morena current and Gander's butterweed as well as the rare Mountain misery and Campo clarkia.
110. Mother Grundy -- The rock formation namesake for this mountain is a prominent landscape feature for the Dulzura area. It also contains some of the rare and endangered species that occur in the Barrett RCA.
111. Tecate Peak - Cottonwood Creek -- Resources in this area include Tecate Peak as an international landmark, Cottonwood Creek and its waterfall, Riparian woodlands, stands of the rare Tecate cypress, as well as rare and endangered plants such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed and Orcutt's brodiaea.

San Miguel - Jamul Mountains -- These two mountain areas are regionally important for San Diego County because of the large number of rare and endangered plants on them. Rare plants in this area include the coast barrel cactus (Eurocactus viridescens), Otay manzanita (Arctostaphylos otayensis), San Miguel savory (Satureja chandleri), Dudleya variegata, California adders tongue fern (Ophioglossum californicum), San Diego needlegrass (Stipa diegoensis), and Gander's pitcher sage (Lepechinia ganderi). Vernal pools occur in this area near Proctor Valley Road. The California gnatcatcher, a species that is now a threatened species, also occurs on the lower slopes of these mountains.

127. Otay Mountain - Lower Otay Lake -- This major area is of Statewide significance. It includes Lower Otay Reservoir, rare and endangered plants on the lower mesa areas, and Otay Mountain. Otay Mountain contains the world's largest population of the rare Tecate cypress (Cupressus forbesii) and numerous other rare and endangered plants. A few include the Gander's pitcher sage, Otay manzanita, Orcutt's brodiaea (Brodiaea orcuttii), Dunn's mariposa lily (Calochortus dunnii), and dense reed grass (Calamagrostis densa). The Mexican fremontia (Fremontodendron mexicanum) may occur on the slopes of Otay Mountain in areas adjacent to the Otay Ranch/San Ysidro Planning Area #17 where the only known U.S. population of this species is located. Otay Mountain is predominantly under the Bureau of Land Management ownership and portions of it are designated Wilderness Study Areas. California Natural Area Coordinating Council lists it as a significant Natural Area. Vernal pools, and their attendant rare species, occur on the mesas around the Lower Otay Reservoir. Otay Mountain is also a major scenic landmark for the region.
131. Deerhorn Valley -- Oak woodlands and their surrounding Chaparral habitats are the important resources in this area.

RESOURCE CONSERVATION AREAS FOR LAKESIDE

1. Iron Mountain -- This resource conservation area is predominantly in the Ramona Community Planning Area where it has been adopted. The area contains very large, old growth Mixed chaparral. Several rare plants such as Smooth mountain mahogany, Golden eardrops, the possibly threatened Lakeside wild lilac, Southern mountain misery and Heart leaf pitcher sage (Lepechinia cardiophylla) occur here. Iron Mountain and its vicinity is composed of very steep slopes and large rock outcrops.
2. San Vicente Reservoir -- Resources in this area include the San Vicente Reservoir and surrounding steep peaks, and rocky ridges. The vegetation in the area serves as a significant wildlife habitat and contains several rare and endangered plants.
3. El Cajon Mountain - El Capitan Reservoir -- This large area contains very steep slopes (the portion in Lakeside about 60 to 70 percent is greater than 50 percent slope) and isolated rocky peaks and ridges, including some of the largest granitic domes in San Diego County. Vegetation is excellent wildlife habitat with Oak woodlands, Coastal sage scrub and Mixed and Chamise chaparral. The area contains such rare and endangered plants as the type locality for the threatened Lakeside wild lilac (Ceanothus cyaneus), the threatened Morena current (Ribes canthariforme), the Felt leaf rock mint (Monardella hypoleuca ssp. lanata) and Adders tongue fern (Ophioglossum californicum), the very rare and endemic Dense reed grass (Calamagrostis densa) and the rare Ramona cinquefoil (Horkelia truncata). The area contains historical and existing Golden eagle nest sites.

The rocky peaks, especially El Cajon Mountain, serve as a scenic backdrop for El Cajon as well as the Lakeside region.

4. Sycamore Canyon -- Resources in this area include the largest of the three known populations of the endangered Poway mint (Monardella linoides ssp. viminea), the rare Chocolate lily (Eritillaria biflora), and the rare Haplopappus junceus. Riparian woodland, steep slopes and Chaparral vegetation in this area serves as an excellent wildlife habitat.
5. Lake Jennings -- Resources in this area include Lake Jennings Reservoir and surrounding habitat, and the north facing slope on the south side of the San Diego River. Wildlife to be conserved in this area include several species of raptorial birds. These areas have been included in open space easements for several approved housing developments.
6. Flynn Springs -- This area includes a mixture of Oak woodlands and steep rocky slopes. Both the woodlands and the outcrops serve as valuable wildlife habitats.

RESOURCE CONSERVATION AREAS FOR NORTH COUNTY METRO

1. San Luis Rey River - Guajome Marsh -- This area is important mainly because of the Riparian woodland vegetation in a major river valley. A large portion of the area extends into Oceanside city limits. The western portion of the RCA includes one of the less than six locations for the rare and endangered Dudleya viscida, Whalen Lake and a coastal salt marsh at the mouth of the river.
2. Aqua Hedionda Lagoon - Evans Point -- The lagoon portion of this area has also been included by CNACC in the list of California Natural Areas. The lagoon contains the endangered California Least tern and the Belding's savannah sparrow, as well as Coastal salt marsh and freshwater marsh vegetation.

Coastal mixed chaparral vegetation is found in the eastern portion of the area with the associated rare and endangered Dichondra occidentalis, Arctostaphylos glandulosa ssp. crassifolia and rare Ceanothus verrucosus.

3. San Marcos Mountains -- The north end of this area extends into Bonsall. These mountains are specially significant because they have rare and endangered plant species such as Cleveland sage (Salvia clevelandii, Tetracoccus dioicus and Southern mountain misery (Chamaebatia australis). These mountains are also a visual landmark.
4. Merriam Mountain -- Resources in this area are similar to the San Marcos Mountains including the same species of rare plants plus Comarostaphylos diversifolia.
5. Jesmond Dene Oaks -- This area is specifically included because of the scenic value of the oaks and contribution to the character of the Jesmond Dene area.
6. Mount Whitney - Double Peak -- This major geographic feature contains rare and endangered plants including the Wart stem ceanothus (Ceanothus verrucosus) and Monardella hypoleuca.
7. Los Monos Canyon -- This is a significant canyon for the entire region. A portion of it has been also included in the CNACC Significant Natural Areas because of its pristine Riparian woodland and surrounding vegetation.
8. San Dieguito River - Lake Hodges -- The portion of this resource conservation area in the North County Metro subregion encloses Lake Hodges. It consists of the natural areas that remain around Lake Hodges and its aquatic and semi-aquatic habitats. This RCA extends down into the San Dieguito River gorge.
9. Valley Center Ridge -- This scenic, steep, high ridge contains a diversity of Oak

woodlands and large growth Chaparral. This vegetation serves as good wildlife habitat.

10. Burnt Mountain -- Resources to be protected in this area include Oak woodlands and intermixed old growth Chaparral. This area serves as wildlife habitat and visual landmark.
11. Bottle Peak - Lake Wohlford -- This geographic feature harbors the California Huckleberry (Vaccinium ovatum), a remnant of the Pleistocene vegetation. The north slopes of the mountain are covered with large, old growth Mixed chaparral and Oak woodlands. Lake Wohlford contains aquatic habitats and the upstream areas support Riparian vegetation.
12. Rancho Guejito - Pine Mountain -- The portion of this area within the North County Metro Subregion contains large meadow grasslands, Oak woodlands and rugged Chaparral covered slopes. This area is important enough that efforts have taken place to make it a State park.
13. Orosco Ridge - Clevenger Canyon -- Clevenger Canyon is regionally significant for the Riparian woodland along highway 78 and that extends east in Santa Ysabel Creek. Orosco Ridge is an unspoiled areas with an extensive Oak woodland along Boden Canyon.
14. East Escondido Oaks Scenic Area -- These oak trees serve as a scenic corridor in areas of agricultural and urban development.
15. North Fork of Escondido Creek -- The portion of this RCA in the North County Metro Subregion is designed to include Oak woodlands in a canyon bottom.

OTAY SUBREGIONAL RESOURCE CONSERVATION AREAS

112. San Miguel - Jamul Mountains -- These two mountain areas are regionally important for San Diego County because of the large number of rare and endangered plants on them. Rare plants in this area include the coast barrel cactus (Eriocactus viridescens), Otay manzanita (Arctostaphylos otayensis), San Miguel savory (Satureja chandleri), Dudleya variegata, California adders tongue fern (Ophioglossum californicum), San Diego needlegrass (Stipa diegoensis), and Gander's pitcher sage (Lepechinia ganderi). Vernal pools occur in this area near Proctor Valley Road. The California gnatcatcher, now a threatened species, also occurs on the lower slopes of these mountains. San Miguel Mountain is also a scenic landmark that appears in most photographs of San Diego's skyline. The majority of this RCA is in the Jamul-Dulzura Subregional Planning Area.
122. Mother Miguel Mountain - This area is outstanding as a Golden Eagle habitat and as an area that contains significant stands of the rare and endangered coast barrel cactus.
124. Brown Field Area - This vernal pool area contains resources similar to the Old Bombing Range and also supports the endangered vernal pool inhabiting Orcutt's grass.
125. Brown Field Old Bombing Range - The California Natural Area Coordinating Council (CNACC) has included this vernal pool area in its list of Natural Areas. This area contains numerous rare and endangered plants such as the San Diego button-celery, and Otay mesa-mint as well as coastal sage scrub vegetation.
127. Otay Mountain - Lower Otay Lake -- This major area is of Statewide significance. It includes Lower Otay Reservoir, rare and endangered plants on the lower mesa areas, and Otay Mountain. Otay Mountain contains the world's largest population of the rare Tecate cypress (Cupressus forbesii) and numerous other rare and endangered plants such as, Gander's pitcher sage, Otay manzanita, Orcutt's brodiaea (Brodiaea orcuttii), Dunn's mariposa lily (Calochortus dunnii), and dense reed grass (Calamagrostis densa). The Mexican fremontia (Fremontodendron mexicanum) may occur on the slopes of Otay Mountain in areas adjacent to the Otay Ranch/San Ysidro Planning Area #17 where the only known U.S. population of this species is located. Otay Mountain is predominantly under Bureau of Land Management ownership and portions of it are under consideration for wilderness. California Natural Area Coordinating Council lists it as a Significant Natural Area. Vernal pools and their attendant rare species occur on the mesas around the Lower Otay Reservoir. Otay Mountain is also a major scenic landmark for the region.

RESOURCE CONSERVATION AREAS FOR THE PALA-PAUMA SUBREGION

1. Mount Olympus -- Major resources in this area include steep slopes with Chaparral, wildlife habitats and populations of rare and endangered Peninsular manzanita. This mountain is one of the more prominent physical features of the western portion of the planning area.
2. Agua Tibia - Palomar Mountain - San Luis Rey River -- This resource conservation area includes the southern slopes of Agua Tibia Mountain. Portions of this area that lie within Pala-Pauma contain extensive areas of Oak woodlands including the deciduous Black oaks, Riparian woodlands, and extensive wildlife habitats.
3. Pala Mountain - San Luis Rey River -- The portion of the San Luis Rey River in this resource conservation area includes large areas of undisturbed Riparian woodland vegetation and large growth Mixed chaparral vegetation on the mountain slopes.
4. Mount Gregory -- Resources in this steep rocky area include large old growth Mixed chaparral which serves as wildlife habitat and Oak woodlands in canyon bottoms, and north facing slopes.
5. Pala Pegmatite District -- This is an area containing extensive pegmatite dikes with gem quality minerals. The area has been designated a Significant Natural Area by the California Natural Area Coordinating Council (not shown on map). These resources would only be affected by developments that limit mineral extraction.
6. Rancho Guejito - Pine Mountain -- This area consists of extremely rugged topography and steep rocky mountains. Pine mountain contains coniferous forest and deciduous Black oaks. Portions are wilderness-like and others are large grassland-oak park lands. This area is important enough that efforts have taken place to make it a State park.
7. San Luis Rey River -- The majority of this area is contained within Indian Reservations. The primary resource is the perennial San Luis Rey River and its spectacular rocky gorge.
8. Rincon Pegmatite District -- This area identifies pegmatite dikes that have produced gem quality minerals. It has been listed by the California Natural Area Coordinating Council in their significant natural areas. These resources would only be affected by developments that limit extracting the minerals (not shown on map).

RESOURCE CONSERVATION AREAS FOR PENDLETON-DE LUZ

1. De Luz Creek - Roblar Grade -- This nearly pristine area contains large undisturbed stands of Riparian woodland, Oak woodlands, perennial streams, very rugged slopes with rock faces and several large populations of rare and endangered plants including Peninsular manzanita (Arctostaphylos peninsularis) and San Miguel savory (Satureja chandleri).
2. Santa Margarita River Area -- The portion of this RCA in the Pendleton-De Luz Subregion contains a large stand of Riparian woodland. In the event that reservoirs are placed in the area, the resource conservation area would protect its watershed.
3. San Mateo Roadless Area -- This resource conservation area includes the National Forest land that was included in the RARE II Wilderness Study Program.

RESOURCE CONSERVATION AREAS FOR RAINBOW

1. Mount Olympus -- Major resources in this area include steep slopes with Chaparral, wildlife habitats and populations of the rare and endangered Peninsular manzanita. This mountain is one of the more prominent physical features of the area.
2. Santa Margarita River - Rainbow Creek Area -- This area in the eastern end of Rainbow Creek includes steep canyon slopes and the Oak woodland on the drainage bottom.
3. Rainbow Oak Woodland Area -- These are several small resource conservation areas designed to conserve Oak woodlands in the Rainbow area.

RESOURCE CONSERVATION AREAS FOR SAN DIEGUITO

1. Batiquitos Lagoon Region -- Resources to be conserved include Batiquitos Lagoon and associated salt and brackish water marshes. The Lagoon is of Statewide importance. It is included in the list of California Natural Areas by the California Natural Area Coordinating Council (CNACC). The area includes a breeding population of the Federally listed endangered California least tern and the Belding's savannah sparrow which is listed as endangered by the State and a population of the Audubon blue listed Snowy plover.

Populations of sensitive plants include the Del Mar manzanita (Arctosphylos gladiosa ssp. crassifolia) which has been proposed as endangered by the Department of Interior. The endangered Encinitas baccharis (Baccharis "Vanessa") and the rare Coast white lilac (Ceanothus verrucosus), Coast spice bush (Cneoridium dumosum) and San Dieguito sand aster (Corethrogyne flaginifolia var. linifolia).

The area also includes scenic sandstone bluff formations.

2. Olivenhain Hills -- This area is proposed as a resource conservation area mainly because of endangered plants and the presence of the sensitive Coastal mixed chaparral habitat. Endangered species in the area include the Del Mar manzanita, Encinitas baccharis, and Orcutt's chorizanthe (Chorizanthe occuttiana) and the rare Coast white lilac, Cleveland sage and Coast sage bush.
3. Oak Crest Park Site -- The Oak Crest Park site contains Coastal mixed chaparral and a large number of rare and endangered plants including all of those mentioned in the previous RCAs and the threatened California adder's tongue fern (Ophioglossum californicum), the rare Grant's monkey flower (Mimulus diffusus) and the limited Smooth mountain mahogany (Cercocarpus minutiflorus). A scenic sandstone bluff also traverses the site.
4. San Elijo Lagoon - San Dieguito Park Area -- San Elijo Lagoon is also of Statewide importance and has been included in the CNACC list of Significant Natural Areas for the populations of the endangered Least tern, and Belding's savannah sparrow and the declining Snowy plover. This area also includes rare and endangered species of plants such as San Diego thornmint (Acanthomintha ilicifolia) and Coast barrel cactus (Erocactus viridescens) and the rare Coast white lilac, Cleveland sage, Chocolate lilies (Fritillaria biflora) and Coast spice bush.

5. Escondido Creek - The main feature of this area is the unique Riparian woodland along the perennial stream in the Escondido Creek Canyon. The area also includes undisturbed Mixed chaparral on north facing slopes, a known deer population and the endangered Del Mar manzanita, the threatened Sticky stonecrop (Dudleya viscida) and the rare Sea dahlia (Coreopsis maritima), Adolphia californica, Coast white lilac and Coast spice bush.
6. North Fork of Escondido Creek -- This area is designed to include Oak woodlands in a canyon bottom and some of the surrounding Mixed chaparral on steep north slopes for wildlife habitat.
7. Escondido Creek - Harmony Grove Road -- This area includes Riparian and Oak woodlands in a canyon bottom, surrounding Mixed chaparral for wildlife habitat and unusually large populations of the rare Coast white lilac.
8. Lusardi Canyon - San Dieguito River -- This area is designed to protect the small perennial stream in Lusardi Canyon, an area with petrified logs and a slate rock formation as well as several rare and endangered species of plants.
9. Palomar Airport Hills -- This area contains Coastal mixed chaparral vegetation with its associated rare and endangered plants including Del Mar manzanita.
10. San Marcos Creek -- This perennial creek and gorge includes Riparian woodland vegetation, one of six known locations of the rare and endangered Dudleya viscida and the surrounding Mixed chaparral.
11. Encinitas - Leucadia Beach Areas -- Resources to be conserved in this area are the sandy beaches and lower beach bluffs.

RESOURCE CONSERVATION AREAS FOR SANTEE

1. Sycamore Canyon -- The Santee area contains a very small portion of this resource conservation area that is predominantly in the Lakeside Community Planning Area. Resources in this area include the largest of the three known populations of the endangered Poway mint (Monardella linoides ssp. viminea), the rare Chocolate lily (Eritillaria biflora) and the rare Haplopappus junceus. Riparian woodland, steep slopes and Chaparral vegetation in this area serve as an excellent wildlife habitat.
2. Rattlesnake Mountain -- This area is a scenic landmark for the entire El Cajon Valley, Santee and Lakeside areas. This resource conservation area is designated to identify this scenic resource for future development by Specific Plan.
3. Santee Lakes Hills -- Resources to be conserved in this area include what is possibly the largest, most dense population of the endangered Coast barrel cactus (Eurocactus viridescens) that remains in the United States. Other rare plants in the area include the threatened Dudleya variegata and the rare Mesa clubmoss (Selaginella cinerascens), and the rare San Diego sunflower (Viguiera laciniata).
4. Cowles - Fortuna Mountain -- Resources to be conserved in this area include the scenic value of Cowles and Fortuna Mountains, their biological resources and the Riparian woodland that remains along the San Diego River.

RESOURCE CONSERVATION AREAS FOR VALLEY CENTER

1. Lancaster Mountain - Keys Canyon - Lilac Creek -- This long, narrow area is mainly important for the Riparian and Oak woodland habitats that exist in the stream bottom. Lancaster Mountain contains Mixed chaparral, wildlife habitat and is a scenic landmark.
2. Moosa Canyon -- This area contains a large canyon with Oak and Riparian woodlands. A small waterfall exists in a portion of the canyon. The area is an important wildlife habitat because of the continuous nature of the woodlands and includes some Chaparral covered slopes on the canyon sides for wildlife habitat.
3. Keys Creek -- This another long, narrow Riparian and Oak woodland lined stream bottom.
4. Rancho Guejito - Pine Mountain - San Luis Rey River -- This is the most important resource area in the planning area and extends outside of the plan boundaries. Resources in this area include extensive Riparian woodland in the San Luis Rey River Valley, large growth Mixed chaparral and Oak woodlands on north facing slopes and a small area of coniferous trees in the eastern portions. The southernmost population of the Pacific Madrone tree grows on Rodriguez Mountain. This tree is normally associated with northern California.
5. Burnt Mountain -- Resources to be protected in this area include Oak woodlands and intermixed heavy Chaparral. This area serves as wildlife habitat and visual landmark.
6. Valley Center Ridge -- This scenic, steep, high ridge also contains a diversity of Oak woodlands and large growth Chaparral.
7. Chaparral Ridge -- This resource conservation area is designated to encompass the large, scenic rock slab north of Woods Valley Road.

RESOURCE CONSERVATION AREAS FOR CREST-DEHESA-HARBISON CANYON

1. McGinty - Dehesa - Sequan -- These three peaks are all prominent visual features for the El Cajon, Harbison Canyon, Crest and Dehesa regions. These mountains are also biologically important because they contain many rare, endangered and threatened plants associated with gabbro soils including almost the entire population of the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego thornmint, threatened San Miguel savory, Gander's butterweed, Felt leaf rock mint and Dean's milkvetch and the rare California copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil and San Diego sunflower. In addition, the Sweetwater River and its important riparian habitats support large numbers of stream dependent wildlife including numerous species of birds. The California Natural Area Coordinating Council has designated this resource area as a Significant Natural Area.
2. Harbison Canyon -- Resources in this area include the Oak woodland and streamside vegetation in the canyon bottom. Also included is the gorge area at the southern end of Galloway Valley which is a local landmark and contains populations of the threatened Lakeside wild lilac (Ceanothus cyaneus).
3. North Fork of the Sweetwater River -- This area contains Oak woodland and streamside vegetation, as well as Mixed chaparral and wildlife habitat.
4. Elinn Springs -- This area includes a mixture of Oak woodlands and steep rocky slopes. Both the woodlands and the outcrops serve as valuable wildlife habitat. The threatened Lakeside wild lilac (Ceanothus cyaneus) occurs in this area.
5. East Forester Creek -- Resources in this area include the Oak woodland and streamside vegetation along Forester Creek.

RESOURCE CONSERVATION AREAS FOR NORTH MOUNTAIN

A. Aqua Caliente Wilderness RCA

The Aqua Caliente Wilderness RCA is located in a roadless area of the Cleveland National Forest north and east of Warner Springs and Sunshine Summit. It is bordered on the east by the Anza Borrego Desert State Park and the Los Coyotes Indian Reservation. At one time this area was proposed as a national wilderness area by the Federal Government. Elevation in this area varies from 3,200 feet to 5,000 feet. Resources to be conserved include vegetation characterized by undisturbed oak woodlands, chamise chaparral, mixed chaparral and isolated coniferous forests in the higher elevations. This pristine wilderness area supports a wide variety of wildlife including many sensitive species that have declining populations in San Diego County.

B. Henshaw Basin RCA

Centrally located in the Planning Area is the Henshaw Basin RCA. It is characterized by 48,000 acres of valuable watershed land of the San Luis Rey River which empties into Lake Henshaw. Surrounding Lake Henshaw, in the remaining basin, is characterized by vast expanses of grasslands and isolated oak woodlands. Most of the area is maintained as open space in order to protect the quality of the vast groundwater supply stored in the underlying sediments. Cattle grazing and limited agriculture occur as conditions permit. The large property is owned and operated by the Vista Irrigation District which is a semi-public agency that supplies potable water to Vista and Escondido.

The grasslands contained in the Henshaw Basin RCA are important habitats for endangered species (Stephen's kangaroo rat), as well as raptor species, and should be protected.

C. Mesa Grande RCA

One of the most scenic areas in the North Mountain Subregion is the Mesa Grande RCA. It is located on the southwest corner of the plan area from the San Luis Rey River on the north to the Ramona Community Plan on the south and to Mesa Grande in the east. The majority of the area is Cleveland National Forest with the exception of the area surrounding Mesa Grande. This area is a mountainous area with elevations over 5,000 feet. Resources to be conserved are included in the following description.

Geologically speaking, the Mesa Grande Area is one of the most unique in San Diego County. Gem bearing pegmatities are known to occur producing tourmaline

and topaz. Gem quality tourmaline is very rare and San Diego County is a world famous producer of that gem. Vegetation and wildlife in the Mesa Grande RCA is highly diverse. In the area surrounding Mesa Grande vast acreages of relatively undisturbed oak woodlands occur supporting a wide range of species. The oaks are characterized by Coast live oak (Q. agrifolia), California black oak (Q. kelloggii), the Engleman oak (Quercus engelmannii), a Southern California endemic. Raptor species and large mammalian predators are found in such oak woodland habitat.

Further to the west is the Pamo Valley. Within the valley, rare Riparian habitat occurs surrounded by steep chaparral covered slopes. The Riparian habitat supports rare and endangered species such as the Least Bell's vireo (Vireo bellii). Grasslands and areas of Coastal sage scrub are mixed within the Riparian habitat. Coastal sage scrub habitats are dwindling in San Diego County as a result of development. Much of the Mesa Grande RCA is inaccessible and provides valuable undisturbed resources for future generations of San Diego County.

D. Palomar Mountain/Aqua Tibia Wilderness RCA

The Palomar Mountain and Aqua Tibia Wilderness areas are located in the northwest corner of the Plan Area. As seen from the rest of San Diego County, the Palomar Mountain Area rises to 6,500 feet in elevation and is occasionally snow covered during the winter months. In the north the area is bordered by Riverside County and access is limited to foot trails in the Aqua Tibia Wilderness. On the east the area descends down the back side of Palomar and Aguanga Mountains to flat grasslands and scrub below. In the south the area is bordered by the San Luis Rey River and Lake Henshaw. The western boundary is crossed by the Pala Pauma Subregion as the slopes of Palomar extend down in the neighboring subregion.

The Palomar Mountain Area is one of the most scenic areas in San Diego County. One of Palomar Mountain's most beautiful and unique resource, which requires conservation, is the Montane Coniferous forest and the related species which it supports. The Montane Coniferous forest is characterized by large trees and a well shaded understory. The forest is composed of Ponderosa pine (Pinus ponderosa), Jeffrey pine (Pinus jeffreyi), along with Big Cone Douglas fir (Pseudotsuga macrocarpa), White fir (Abies concolor), and Incense Cedar (Calocedrus decurrens). This type of forest is unique to Southern California and is supported by 36-45 inches of rainfall per year. Many sensitive and endangered species thrive in the Coniferous Forest. Reptiles such as the California Mountain King snake along with large mammals, mountain lions and bobcats are known to inhabit the Palomar Area.

Due to the relatively high amount of rainfall received in the Palomar Area,

groundwater resources are more abundant than elsewhere in the County. Precipitation falls in the form of rain and snow to recharge aquifers that are either tapped by wells or flow naturally out of local springs. Water quality is outstanding and there are private water companies who bottle and sell the water throughout San Diego. It is important that this resource be properly maintained and preserved. If groundwater mining were to become common practice, groundwater supply for private property would be diminished and the sensitive montane ecosystem threatened.

Because the Palomar Area supports a great deal of diversity, Native American people populated the mountain area during the summer to sustain themselves through the dry periods in the valley below. These people hunted game and processed acorns. Remnants of their camp can be seen on the mountain. Confined development on the mountain is important to preserve existing sites as well as provide the opportunity for the discovery of new sites.

Due to the presence of astronomical dark skies, Palomar Mountain is home to the Palomar Mountain Observatory and the 200 inch Hale Telescope. The Observatory is one of the leaders in scientific research throughout the world. In order for the Observatory to continue prestigious scientific research, the dark sky must be protected from the effects of light pollution. Large development on Palomar should consider this multi-million dollar facility in order for its continued existence. Many other resources exist in the Palomar Mountain Agua Tibia Wilderness RCA. Among them, are timber resources (not for lumber), low ambient noise levels, mineral resources, as well as scenic and recreational resources. All of the rich diversity found in this area is one of the most valuable resources in San Diego County.

E. San Felipe Hills RCA

The North Mountain Subregion contains many unique resources that are rare in Southern California. As development occurs in the more populated areas, many of the more common habitats have been heavily impacted. It is important to recognize and preserve the remaining common undisturbed habitats.

The San Felipe Hills RCA is located in the eastern portion of the subregion just northeast of San Felipe Valley. The area is characterized by a series of large hills reaching 4,000 feet in elevation. This roadless area contains undisturbed desert transition vegetation types that provide shelter for reptiles and desert birds. Sensitive species such as the Coastal Rosy Boa, and Desert Bighorn Sheep along with many rare plants are likely to be found in the San Felipe Hills RCA.

F. Volcan Mountain RCA

Volcan Mountain, which is located in the southeast corner of the Plan Area, rises 1000 feet above the Country Town of Julian. The base of the mountain is bordered by Banner Creek which flows south-eastward into Banner Canyon. Tall oaks, sycamores and poplars, and a lush riparian habitat line the stream. The steeply ascending canyon slopes are covered with thick stands of chaparral interspersed with grasslands that give way to a ridge-top woodland of Incense Cedar, pines, firs and oaks, and mountain meadows. The lower, more easterly slopes support a desert-transition community of Creosote scrub. The path of the Elsinore Fault crosses the southern base of the mountain generally following the course of Banner Canyon and Banner Creek.

Protection of the well-developed Riparian habitat, the steep and highly erodible slopes and the canyon walls through which the Fault passes is urged. Likewise the beauty of the mixed evergreen forest which is comprised of unusually large specimens should be conserved. Sightings have been reported of the rarely seen Round-leaved Boykinia (Boykinia rotundifolia Parry), the Golden Fairy Lantern Lily (Calochortus amabilis Purdy) and the endemic Humboldt Lily (Lilium humboldtii var. Bloomerianum) and indicate the potential of a rich botanical presence.

The diversity of plant communities on Volcan Mountain provides foraging and nesting habitat to over 100 species of birds ranging from ducks and geese, to the sensitive spotted owl in the coniferous forest along with the colorful warblers and the ever-present juncos, chickadees and nuthatches. Over the grasslands golden eagles, kestrels and kites have been observed. The desert scrub and mesquite provide habitat for the cactus wren, the burrowing owl and the phainopepla. Habitat protection is essential to assure the continued presence of such a variety of birds.

Volcan Mountain's great size (20 square miles) covers, and is shared by both the North Mountain Subregion and the Julian Planning Area. It can be seen from almost any vantage point in the community. Its peaceful, silent beauty derives from the interplay of constantly changing shades of green produced by the component woodland and chaparral species growing on the steep slopes. Views from the mountain top are equally breathtaking. On clear days, broad vistas of the desert and the ocean unfold before the viewer. Volcan Mountain, is held in very special regard by the surrounding communities as an area of exceptional beauty an area worthy of preservation for the benefit of generations to come.

For at least 1000 years, Kumeyaay Indians occupied Volcan Mountain. Permanent and summer villages were strategically placed in canyons associated with Banner Canyon, Santa Ysabel Creek, and Dan Price Creek. Specialized food processing, religious observance, and hunting sites were located on ridge lines, terraces, and mesas such as Simmons and Ferguson Flat.

Historically, mining, ranching, and lumber activity occurred in the Banner Creek and Volcan Mountain area. Mine shafts, ore crushers, stamp mills, and home sites remain as archaeological ruins and features. These and other landmarks have high historic and archaeological value.

G. San Ysidro Mountains RCA

Located on the eastern border of the Plan Area, north of Ranchita, is the San Ysidro Mountain RCA. These mountains reach elevations in excess of 5,000 feet and provide spectacular views of the desert floor below. Due to the elevation this area received occasional snow and rains from easterly moving coastal storms. Enough rainfall supports stands of Coulter Pines, among beautiful examples of desert plants. Desert Bighorn Sheep, whose habitat must be preserved, have been known to graze on the rocky slopes of these mysterious mountains.

RESOURCE CONSERVATION AREAS IN CENTRAL MOUNTAIN

#88 -- El Capitan Reservoir/San Diego River Basin

Stretching from the Julian Planning Area in the north to the Alpine/Central Mountain Planning Area boundary in the south, this area is characterized by the presence of the El Capitan Reservoir, the San Diego River and its watershed, extremely steep slopes, Diegan sage scrub, chaparral, Riparian woodland, and a large number of cultural resources (archaeological sites). In addition to the individually sensitive habitats, the entire area, given its size and relative isolation, provides habitat for many wildlife species that are currently losing footing due to development in other areas. These include mule deer, mountain lion, bobcat, golden eagle, ringtail, Cooper's hawk, northern harrier, Coast horned lizard, Granite spiny lizard, the California canyon tree frog, and many migratory waterfowl. The County's two highest waterfalls are also found here: Mildred Falls, at 100 feet, and Cedar Creek Falls, at 90 feet.

El Capitan Reservoir is one of the main reservoirs serving the greater metropolitan area of San Diego. For this reason alone, development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#91 -- El Capitan Grande Indian Reservation

This RCA is an extension of that which was created during the Alpine Community Plan

Update. The resources identified for that RCA extend beyond the political boundary of Planning Areas. From the Alpine Community Plan text: "Principal drainage and adjacent slopes in Capitan Grande Indian Reservation, include for high archaeological potential and high wildlife value. (sic)"

#96 -- Viejas Indian Reservation

This RCA is an extension of that which was created during the Alpine Community Plan Update. The resources identified for that RCA extend beyond the political boundary of Planning Areas. From the Alpine Community Plan text: "Viejas Indian Reservation and surrounding areas have many known archaeological sites and highest potential for sites yet undiscovered. Surface artifacts and evidence of previous early Indian occupation have been disturbed. (sic)"

#98 -- Sweetwater River Canyon

This portion of the Sweetwater River Basin starts at the southern end of Descanso Valley and continues to the Alpine/Central Mountain Planning Area boundary. Riparian woodland, Oak woodland, the viewshed from I-8, and the watershed, which contributes to San Diego's water system via the Sweetwater Reservoir, are the important resources in the area.

Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

129 -- Poser Mountain - Viejas Grade Road

Several species of rare or endangered plants including Acanthomintha ilifolia, Monardella hypoleuca ssp. lanata, Grindelia hallii and Haplopappus parishii, have been found along portions of Viejas Grade. In addition, Poser Mountain contains excellent examples of undisturbed Chaparral and the unique Fremontodendron californica.

140 -- Boulder Creek Basin

Starting on the western border of the Cuyamaca Rancho State Park, Boulder Creek extends westward to the San Diego River. Like the San Diego River, Boulder Creek's watershed also contributes to El Capitan Reservoir. The area also contains steep slopes, Diegan sage scrub, and riparian woodland. Mildred Falls and Devil's Jump-Off are two of the area's significant geologic features, as is the Devil's Punchbowl, a natural rock hollow, found along the creek just west of Boulder Creek Road. Boulder Creek is also one of only two creeks in San Diego County in which the California Newt (Taricha torosa) is found. Parts of the basin also contain historic, though now defunct, goldmines.

Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#141 -- Mt. Gower

Located in the northwestern-most corner of the sub-region, adjacent to the Ramona Planning Area, Mt. Gower (3,103 ft.) contains steep slopes, oak woodland, and chaparral.

Development should be reviewed to assure minimal visual impacts. This may include minimal grading which is confined to building footprints only and encouraging split-level structures. Any clearing or brushing of chaparral should be kept to a minimum to prevent visual blight. Structures should be kept as low as possible and away from ridgelines. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#142 -- Upper Sweetwater River Basin

Extending from East Mesa in Cuyamaca Rancho State Park down to Descanso Valley, the North Sweetwater River Basin is the headwater basin for the entire Sweetwater River system. Resources found along this stretch of the river include Riparian woodland, Oak woodland, montane meadows, and, of course, the watershed itself.

Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#143 -- Descanso Creek Basin

Like the Sweetwater River, the Descanso River has its beginning in the Cuyamaca Rancho State Park. From here it continues down to the Descanso Valley where it joins the Sweetwater River and Samagatuma Creek. Riparian woodland, oak woodland, and the watershed are the resources of note.

Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#144 -- Descanso Valley

The Descanso Valley is the centerpiece of the community of Descanso. It is currently used for dry farming and cattle and horse pasture. Scattered "rural" structures (barns, storage sheds) dot the borders of the fields which adds to the bucolic character of the area. The valley is also the confluence of three waterways: The Sweetwater River, the Descanso Creek, and the Samagatuma Creek. Thus, the resources to be protected in this area are the viewshed, the watershed, oak woodland, and community character. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

As the valley is essentially flat, grading will not be much of an issue. Still, due to the importance of the watercourses, care should be given to minimize any impacts due to grading (erosion, run-off, sedimentation). If a property was to be developed, community character could be best preserved by retaining as much of the open fields and hills as possible. This can be accomplished by encouraging a project design which clusters structures at the base of the foothills. Clustering would be feasible provided the property was annexed to the Descanso Water District and percolation tests proved smaller parcels feasible. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#145 -- King Creek Basin

Starting on the western border of the Cuyamaca Rancho State Park, King Creek extends westward through Sherilton Valley to El Capitan Reservoir. Besides acting as a watershed, the area contains steep slopes, Oak woodland, and Riparian woodland. Large areas of gabbro soils are also found within this proposed RCA, on which there is a high likelihood of finding endemic plant species.

The eastern boundary of this RCA, nearest the Cuyamaca Rancho State Park, is also that of the National Forest Service's King Creek Research Natural Area. This area has been created because of the presence of the Cuyamaca Cypress (Cupressus arizonica ssp. stephonsonii), a species found only here. Care should be given to prevent any impacts to this species due to development. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#146 -- Corte Madera Ranch

Corte Madera Ranch is a relatively undisturbed area south of I-8 in the Pine Valley Sponsor Group Area. As it is in the western foothills of the Cuyamaca Mountains, it is in a transition zone between lower and higher-elevation plant communities. Examples of almost all the ecosystems found within the Central Mountain Sub-Region are found in this one area, including: Diegan sage scrub, chaparral, oak woodland, grassland,

vernal pools, moist meadow, oaks, riparian woodland, and coniferous forest. Other resources include gabbros soils, extensive archaeological resources, and geologic features (Corte Madera Mt.). Corte Madera Lake is also an important migratory bird habitat. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#147 -- Guatay Mountain

Located just north of I-8 near S-79, Guatay Mountain, with its steep slopes rising to a pinnacle, is a visual landmark to the communities of Guatay and Descanso. Believed to be held in reverence by the early Native Americans of the area, the mountain is covered almost exclusively by gabbro soils, a strong indicator of endemic plant species. In fact, Guatay Mountain is one of only four places where the Tecate Cypress (Cupressus guadalupensis ssp. forbesii) is found. Any development project proposed in this area should undergo a spring biological survey. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#148 -- Samagatuma Valley

This proposed RCA is found predominantly on the Samagatuma Ranch. Though other resources are present, including oak woodland, Riparian woodland, and steep slopes, this RCA has been created primarily because of the presence of gabbro soils, a strong indicator of endemic plant species. Any development project proposed in this area should undergo a spring biological survey. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#149 -- Lake Cuyamaca and Meadows

Biologically one of the most important areas in San Diego County (counting 15 sensitive plant species), Lake Cuyamaca and its surrounding meadows are also of major importance as a watershed (Lake Cuyamaca is owned and operated as a Reservoir by the Helix Water District), a viewshed, and a recreational resource (Lake Cuyamaca Recreational District operates the lake as a picnic, fishing, and hunting area). Because of the area's sensitivity, the Cuyamaca State Park has proposed to the California Department of Parks and Recreation the creation of a Nature Preserve on lands owned by the Park. Such a preserve would preclude any development on this land.

Any development of this area should be very limited. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

Sensitive, rare, and endangered plant species found around the lake include:

Blennosperma nanum
Brodiaea orcuttii (Greene) Hoover
Calochortus invenustus
Clarkia purpurea ssp. viminea
Cryptantha affinis (Gray) Greene
Delphinium hesperium Gray ssp. cuyamaca (Abrams) Lewis & Epling
Downingia concolor Greene ssp. brevior (McVaugh) Beauchamp
Echinocereus engelmannii (Parry) Ruempler var. munzii P. & F.
Grindelia hallii Steyermark
Horkerlia bolanderi ssp. clevelandii
Hymenothrix wrightii
Lewisia brachycalyx Engelm. ex Gray
Lilium parryi Wats. var. parryi
Linanthus dichotomus
Limnanthes gracilis T.J. Howell ssp. parishii (Jeps.) Beauchamp
Montiastrum lineare
Navarretia tagetina
Orthocarpus lasiorhynchus Gray
Plagiobothrys hispidulus
Psoralea rigida Parish
Rubus glaucifolius Kell. var. ganderi (Bailey) Munz
Thermopsis macrophylla H. & A. var. semota (Jeps.) Beauchamp

#150 -- Crouch Valley

High in the Laguna Mountains, Crouch Valley is the first large meadow one sees when approaching the Laguna Mountain Recreation Area from the south. Its vast grassland/meadow is currently used for cattle grazing, but it is also important biologically as one of the few alpine meadows left in San Diego County. The Valley is also important visually, as it serves as a gateway to the Laguna Mountain Recreation Area, and is easily visible from the Sunrise Highway, a proposed National Scenic By-Way. Furthermore, it acts as the watershed for the Cottonwood Creek and Scove Canyon, which furnishes water for Pine Valley and other towns downstream. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#151 -- Thing Valley

On the eastern-most edge of the Central Mountain Sub-Region, Thing Valley is an choice example of a desert/chaparral transition zone, displaying elements of plant communities found in both ecosystems (Oak woodlands, grasslands, and desert wash). Steep slopes also occur here. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#152 -- Pine Valley

Much of the present, open character of Pine Valley derives from the fact that most residences are hidden among trees, with the vast central montane meadow serving as open space. This not only provides clear views of the mountains beyond, but gives Pine Valley the appearance of being much smaller than it actually is. Any development in the meadow should take this factor into consideration, and should minimize impacts to this character. Any development on the slopes of the valley should minimize grading and be of a scale, form, and color that will enable it to blend into the background. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

Additionally, this valley acts as a watershed for Pine Valley and Pine Valley Creek. A number of wells, owned by the Pine Valley Municipal Water District, are located in the meadow. Any development should be careful not to impact water quantity or quality. Wetland indicator plant species are found on portions of the Meadow. The Meadow is also a feeding ground for many raptors, and the northern parts of it contain one of the western-most examples of Great Basin Sage Scrub habitat in the County.

#153 -- Pine Creek Wilderness Area

The boundary of this 13,000 acre RCA coincides with that of the U.S. Forest Service's Pine Creek Wilderness Area. Resources are the watershed, Oak and Riparian woodland, steep slopes, Diegan sage scrub, archaeological sites, and wilderness.

#154 -- Buckman Springs Meadow

On the southeastern-most boundary of the Central Mountain Sub-Region, the Buckman Springs area is an important visual resource for travelers on I-8. In addition, to its agricultural use (cattle grazing) the meadow is an important habitat for raptors, reptiles, deer, birds, and other animals. Any development should be sensitive to both the visual and biological importance of this resource. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#155 -- Laguna Meadow

In biological terms, the Laguna is equally important as the Cuyamaca meadows. As is the case at Cuyamaca meadow, about 15 sensitive, rare, or endangered plant species can be found at the Laguna meadow, many being different than those at Cuyamaca. Additionally, the meadow is the centerpiece of the Cleveland National Forest's Laguna Mountain Recreation Area, a major recreation resource for San Diego County.

#156 -- Mt. Laguna Coniferous Forest

Very little acreage of undeveloped coniferous exists in San Diego County. Most has been developed with resorts, homes, or summer cabins. Only on portions of Mt. Laguna and in an area to the northwest of Middle Peak can undisturbed tracts of this plant community be found. Additional development of the forest should provide for wildlife habitat and corridors. Residential densities should be sparse. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#157 -- Cuyamaca Coniferous Forest

Very little acreage of undeveloped coniferous exists in San Diego County. Most has been developed with resorts, homes, or summer cabins. Only on portions of Mt. Laguna and in an area to the northwest of Middle Peak can undisturbed tracts of this plant community be found. Additional development of the forest should provide for wildlife habitat and corridors. Residential densities should be sparse. In addition, lands around North Peak may be susceptible to landslides, especially on the already developed southern slope which rests on an old landslide. The area has a high potential for slippage and a geologic/soils report addressing landslide potential should be performed for all subdivisions in the area. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#158 -- Roberts' Ranch

The Roberts' Ranch is a richly diverse area containing Riparian and Oak woodland (both Coast Live and Engleman oaks), moist meadows, non-native grasslands (with remnants of some native species), and chemissal chaparral. This diversity of habitat supports a diverse flora and fauna. Any development should be sensitive of this diversity and supply ample open space easements, including wildlife corridors. Care should be given to minimize visual impacts from the National Forest and I-8. The integrity of the Forest, and especially the adjacent Pine Creek Wilderness area and Guatay Mountain should also be respected. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#159 -- Rancho Las Bancas

Like Roberts' Ranch, Rancho Las Bancas is also a richly diverse area containing Riparian and Oak woodland (both Coast Live and Engleman oaks), moist meadows, non-native grasslands (with remnants of some native species), and chemissal chaparral. This diversity of habitat supports a diverse flora and fauna. Any development should be sensitive of this diversity and supply ample open space easements, including wildlife corridors. Care should be given to minimize visual impacts from the National Forest and I-8. The integrity of the Forest, and especially the adjacent Pine Creek Wilderness area and Guatay Mountain should also be respected. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.